

Employment Areas Transition

Town-initiated Official Plan Amendments to preserve the Town's protected employment areas per subsection 1 (1.1) and (1.2) of the Planning Act.

Supplementary Information

Planning and Development Council
October 15, 2024

Currently permitted uses	Permitted uses if OPAs are adopted (excluding uses that were lawfully established prior to October 20, 2024)
Employment District – NOESP and NOWSP, Sections 7.6.8.2 and 8.6.5.2 respectively	
- Light industrial operations	Yes
- Business and professional office uses and medical clinics	Yes if associated with manufacturing, warehousing, or research and development.
- Service establishments	No
- Public uses (institutional)	No
- Sport and recreation	No
- Automobile related uses	No
- Ancillary retail sales of products produced, assembled and/or repaired on the premises	Yes if ancillary to manufacturing, warehousing, research and development, or retail uses or office uses associated with primary employment use.
- Ancillary retail sale of the products distributed from an ancillary showroom	Yes if ancillary to manufacturing, warehousing, research and development, or retail uses or office uses associated with primary employment use.
- Research and development	Yes if connected with manufacturing anything
- Information processing	Yes
- Computer based services	Yes if ancillary to manufacturing, warehousing, research and development, or retail uses or office uses associated with primary employment use.
- General industrial *	Yes
- Outside storage, and outside operations incidental to industrial operations *	Yes
- Transportation terminal *	Yes
- Waste processing station subject to zoning by-law amendment *	Yes
- Waste transfer station, subject to zoning by-law amendment *	Yes

Employment Area Designations – Livable Oakville Plan, Section 14

Office Employment, Section 14.3

- Major offices	No
- Offices	Yes if ancillary to manufacturing, warehousing, or research and development.
- Hotels	No
- Public halls	No
- Light industrial uses	Yes
- Training facilities	No
- Commercial schools	No
- Limited convenience retail	No
- Limited accessory retail	Yes if ancillary to manufacturing, warehousing, research and development, or retail uses or office uses associated with primary employment use.
- Service commercial	No

Business Employment, Section 14.4

- Offices	Yes if ancillary to manufacturing, warehousing, or research and development.
- Light industrial	Yes
- Hotels	No
- Public halls	No
- Indoor sports facilities	No
- Training facilities	No
- Commercial schools	No
- Service commercial on the same lot as principal permitted uses	No
- Motor vehicle related uses in specified areas	No
- Accessory uses (including retail, on same lot and clearly subordinate, and directly related to the permitted use)	Yes if ancillary to manufacturing, warehousing, research and development, or retail uses or office uses associated with primary employment use.

Industrial, Section 14.5

- Light industrial	Yes
- Heavy industrial	Yes
- Training facilities and commercial schools (related to and supportive of an industrial use)	Yes if ancillary to manufacturing, warehousing, research and development, or retail uses or office uses associated with primary employment use.
- Waste processing station	Yes
- Waste transfer station	Yes
- Transportation terminal	Yes
- Major offices within 500 m of Bronte GO Station	No
- Offices within 500 m of Bronte GO Station and other specified locations	Yes if associated with manufacturing, warehousing, or research and development.
- Motor vehicle related uses in specified areas	No
- Accessory uses in conjunction with industrial uses	Yes
- Accessory retail on the same lot and clearly subordinate, and directly related to the functioning of industrial use.	Yes

Business Commercial, Section 14.6 (LOP)	
--	--

- Limited retail	Only if associated with manufacturing, warehousing, or research and development.
- Service commercial	No