

## **NORTH OAKVILLE EAST SECONDARY PLAN**

### **7.2 COMMUNITY VISION**

#### **7.2.2 Vision**

“...A business park located along Highway 407 provides a range of employment opportunities to residents of Oakville including prestige employment and office development at Trafalgar Road. The jobs available in the North Oakville East Secondary Plan Area, in combination with those jobs in the North Oakville West Secondary Plan Area, help to create a live-work community.”

### **7.3 COMMUNITY STRUCTURE**

#### **7.3.4 Employment Districts**

Employment Districts refer to land designed to accommodate development of predominantly employment generating uses including a wide range of industrial and office development. Limited retail and service commercial uses designed to serve the businesses and employees will also be permitted within the Employment Districts.

#### **7.3.7 Employment Targets**

Part C, Section 4 of the Official Plan establishes the Town's general policies with respect to employment. The North Oakville East Secondary Plan has been designed to implement the direction of those policies, and in particular to:

- a) achieve a balance both in type and quantity between local employment opportunities and the resident labour force;
- b) actively encourage a diversification of employment opportunities in Oakville; and,
- c) encourage the growth of industrial commercial assessment.

The employment target for North Oakville East reflects these directions and the background studies undertaken for this Secondary Plan which have resulted in a refinement to the targets for North Oakville identified in the North Oakville Strategic Land Use Options Study. The target is approximately 300 net hectares of employment land and 16,500 jobs at capacity, which may not be achieved within the 2021 planning period. This reflects a target of an average of 55 employees per net hectare. In addition, it is anticipated that there will be approximately 8,500 population related employees for a total target of 25,000 jobs at capacity. The achievement of these targets on a yearly basis shall not be required, however, the Town will review the achievement of the targets every five years and will monitor on an annual basis. Further, the total employment target which will be achieved in North Oakville will reflect the employment target for North Oakville East, in combination with the employment target for North Oakville West established in the North Oakville West Secondary Plan.

## **7.5 COMMUNITY DESIGN STRATEGY**

### **7.5.17 Employment District**

The Employment District will permit a full range of employment uses. In addition, limited retail and service commercial uses serving the employment area shall be clustered at the intersections with Arterial, Avenue and Connector roads. These sites and uses will be zoned in a separate zone in the implementing Zoning By-law. The Urban Design and Open Space Guidelines and Zoning By-law will also apply standards designed to enhance the compatibility of permitted employment uses with residential and other sensitive development located within nearby Transitional, Residential or Institutional designations including prohibition of outdoor storage adjacent to such uses. The Urban Design and Open Space Guidelines will also apply standards to create enhanced design at entrances to the Town including at highway interchanges, major connector roads and along highway frontages including the restrictions on outdoor storage adjacent to highway and interchange frontages.

## **7.6 LAND USE STRATEGY**

### **7.6.8.1 Purpose**

The primary focus of the Employment District designation on Figure NOE2 is to protect for, and establish a range of development opportunities for employment generating industrial, office and service employment uses. Where applicable, the range and scale of uses are to be designed to be sensitive to the adjacency and compatibility with residential neighbourhoods, or to reflect a visible location on and exposure to highway corridors and major roads.

### **7.6.8.2 Permitted Uses, Buildings and Structures**

Permitted uses may include:

- a) light industrial operations, including light manufacturing, assembling, processing, fabricating, repairing, warehousing, distribution and wholesaling;
- b) business and professional office uses and medical clinics;
- c) service establishments such as print shops, equipment rental establishments, restaurants, hotels, banquet halls, financial institutions, and service establishments which primarily provide services at the customer's location such as electricians and plumbers and limited retail commercial development such as business supply and industrial supply establishments subject to the requirements of Section 7.6.8.3 and 7.6.8.4 d);
- d) public uses, institutional uses including places of worship, vocational schools;
- e) sport and recreation, and place of amusement uses;
- f) automobile related uses, including gas stations; and,
- g) ancillary retail sales of products produced, assembled and/or repaired on the premises,

- h) as part of a distribution use, the ancillary retail sale of the products distributed from an ancillary showroom;
- i) research and development;
- j) information processing, call centres and similar uses; and,
- k) computer based services including design studios.

### **7.6.8.3 Retail and Service Commercial Uses**

Limited retail and service commercial uses permitted in Section 7.6.8.2 shall be clustered at the intersections with Arterial, Avenue and Connector roads. In addition, service establishments which primarily provide services at the customer's location may be located throughout the Employment Area designation, subject to the provisions of the zoning by-law, provided that if they include open storage, they shall be restricted to areas which do not abut residential, Urban Core, Institutional or Transition Area designations, major arterial roads and Highway 407. The zoning by-law will establish specific limitations on the area which can be used for the ancillary retail sales permitted by sub-sections 7.6.8.2 g) and h) to ensure that the retail sales use is clearly accessory to the primary production, assembly, repair and/or distribution use.

### **7.6.8.4 Land Use Policies**

- a) It is not intended that the full range of employment uses will be permitted in all locations designated "Employment District". The precise range of uses and density of development shall be stipulated in the zoning by-law. In particular, the lands in the Employment Area designation abutting the Institutional Area designation on the Ninth Line will be subject to a site specific zoning amendment and any proposed use will be carefully evaluated to ensure that it does not adversely impact on the existing school use to the north.
- b) All development shall be subject to the site plan control provisions of the Planning Act and shall comply with all Federal and Provincial regulations.
- c) Where lands in the Employment District designation are located adjacent to residential or institutional development, including development in the Transitional Area or the Institutional Area designations, matters such as the location of loading bays and other sources of light, noise and fumes shall be reviewed to ensure that any impact on the residential use complies with Provincial guidelines and regulations. These matters will be addressed by:
  - the Town at a general level as a basis for the development of regulations in the zoning by-law and the Urban Design and Open Space Guidelines; and,
  - the applicant in detail through the site plan approval process.
- d) Development shall conform to the following additional criteria:

- Main building shall be designed and located to assist in the creation of an attractive street edge, to provide for a strong pedestrian connection to the sidewalk, and to recognize any potential future intensification of the site:
  - The balance between the areas of the lot occupied by buildings and the service and parking areas will be designed, wherever feasible, to reduce the extent of the street frontage occupied by service and parking areas. Where street frontage is occupied by parking and service areas, enhanced landscaping shall be provided;
  - Maximum height -15 storeys;
  - Minimum Floor Space Index –0.25 for retail and service commercial uses; and regard shall be had for the provisions of Subsection e) below with respect to all other uses;
  - Maximum Floor Space Index – 3 and;
  - Service establishments shall be located in clusters at intersections with Arterial, Avenue and Connector Roads.
- e) While there is no minimum density for employment uses, a density of 0.35 FSI will be a general objective. To this end, the draft plan, zoning by-law and site plan approval processes where applicable, will consider measures such as minimum setbacks, innovative stormwater controls, siting arrangements, parking reductions and other possible measures to encourage a maximization of intensity of development.
- f) A portion of the lands between Sixth Line and Trafalgar Road, shown on Figures NOE 1, NOE2, NOE 3, and NOE 4, fall within the Town of Milton. If these lands become part of the Town of Oakville, the land use designations as illustrated on Figure NOE 2 will apply.

# Zoning By-law 2009-189

Section 6.0

## Permitted Uses

Subject to compliance with the balance of this By-law, the following uses are permitted within the zones corresponding to the columns identified with a “•” in Table 6.1:

USE	ZONE													
	TUC	DUC	NUC	PUC	NC	GU	S	HDR	LE	GE	SA	CE	AS	
Open Space, Recreation and Conservation														
Cemetery														•
Private Park (2012-001)	•	•	•		•	•	•	•	•	•	•			
Public Park														
Commercial, Service and Related Uses														
Retail Store, but not a Convenience Store	•	•	•		•								•	
Service Commer- cial	•	•	•		•								•	
Vehicle Dealer- ship; Vehicle Repair Facility													•	•
General Office Use or Medical Office or Finan- cial Institution	•	•	•		•			•	•	•	•			
Commercial \ Residential	•	•	•		•			•						
Commercial Fit- ness Centre	•	•	•		•			•					•	
Convenience Store	•	•	•		•			•					•	
Hotel	•	•	•						•				•	
Place of Amuse- ment	•	•	•						•	•	•			
Club	•	•	•					•	•	•	•			
Nightclub	•								•	•	•			
Public Hall	•	•	•					•	•	•	•			
Parking Garage	•	•	•					•	•	•	•			
Restaurant	•	•	•		•			•					•	
Cafe	•	•	•		•			•					•	
Service Establish- ment	•	•	•		•				•				•	

Uses permitted in a zone are denoted by the symbol “•” in the column applicable to that zone and corresponding with the row for the specific permitted use.

**Table 6.1 - Permitted Use Table**

USE	ZONE													
	TUC	DUC	NUC	PUC	NC	GU	S	HDR	LE	GE	SA	CE	AS	
<i>Funeral Home</i>	•	•	•											
Arena, Theatre, Stadium, Trade and Convention Centre	•	•	•						•	•	•			
<i>Veterinary Clinic</i>	•	•	•											
<i>Gas Bar</i>														•
<i>Drive-Through Facility</i>														
<i>Ancillary Retail / Service Commercial</i>														
<b>Community and Institutional Uses</b>														
<i>Art Gallery (2012-001)</i>	•	•	•		•			•						
<i>Library (2012-001)</i>	•	•	•		•			•						
<i>Museum (2012-001)</i>	•	•	•		•			•						
<i>Place of Worship</i>	•	•	•		•			•	•		•			
<i>Post-Secondary School</i>	•	•	•											
<i>Public School</i>	•	•	•		•			•						
<i>Private School</i>	•	•	•		•									
<i>Commercial School</i>	•	•	•		•			•	•		•			
<i>Private Career College</i>	•	•	•						•		•			
<i>Community Centre</i>	•	•	•					•						
<i>Nursing Home</i>	•	•	•		•			•						
<i>Hospital</i>	•	•	•											
<i>Day Care</i>	•	•	•		•	•	•	•	•	•	•			
<b>Employment</b>														
<i>Contractors Facility (2012-001)</i>										•				
<i>Light industrial</i>									•	•	•			

**Table 6.1 - Permitted Use Table**

USE	ZONE												
	TUC	DUC	NUC	PUC	NC	GU	S	HDR	LE	GE	SA	CE	AS
Information processing	•	•	•						•	•	•		
Call Centres	•	•	•						•	•	•		
Research and Development	•	•	•						•	•			
General industrial										•			
Outside Storage and Outside Processing										•			
Commercial self storage													
Transportation terminal										•			
Vehicle Storage Compound													
<b>Residential</b>													
Residential including attached or detached additional residential unit in accordance with Section 4.29 (2023-025) (2024-112)	•	•	•		•	•	•	•					
Retirement Home	•	•	•		•			•					
Private-home day care	•	•	•		•	•	•	•					
Home occupation	•	•	•		•	•	•	•					
Bed and breakfast establishment	•	•	•		•	•	•	•					
Short-Term Accommodation (2018-038)	•	•	•		•	•	•	•					
3 or less lodgers in a single detached dwelling where that building type is permitted. (2022-007)	•	•	•		•	•	•						
Caretaker dwelling unit									•	•		•	