

APPENDIX E: Zoning By-law Extracts

Zoning By-law 2009-189

2.1 Zones *(2012-001), (2013-065)*

This By-law establishes the following *zones* and places all lands subject to this By-law in one or more of the following *zones*:

Table 2.1.1: Zones in the North Oakville Zoning By-law		
Zone	Symbol	Uses / Standards (non-operative)
Trafalgar Urban Core	TUC	5.1 and 7.1
Dundas Urban Core	DUC	5.1 and 7.2
Neyagawa Urban Core Area	NUC	5.1 and 7.3
Palermo Village North Urban Core	PUC	5.1 and 7.4
Neighbourhood Centre	NC	5.1 and 7.5
General Urban	GU	5.1 and 7.6
Sub-urban	S	5.1 and 7.7
High Density Residential	HDR	5.1 and 7.8
Light Employment	LE	5.1 and 7.9
General Employment	GE	5.1 and 7.10
Service Area - Employment	SA	5.1 and 7.11
Institutional	I	5.1 and 7.12
Future Development <i>(2022-007)</i>	FD	5.1 and 7.13
Natural Heritage System	NHS	5.1 and 7.14
Cemetery	CE	5.1 and 7.15
Park	P	5.1 and 7.12
Stormwater Management Facility	SMF	5.1 and 7.12
Automotive Service	AS	5.1 and 7.17

Future Development Zone

7.13 Future Development (FD) Zone Regulations *(2012-001)* *(2022-007)*

7.13.1 Permitted Uses

- i. The uses as permitted in Section 4.3.1.
- ii. Infrastructure for which an Environmental Assessment has been completed or which are required as a condition of approval under the Planning Act, subject to the following provisions:
 - a. Notwithstanding any other provision of this By-law, any *building* or *structure* for the purpose of providing or sheltering infrastructure shall not be subject to Section 7.13.2;
 - b. Any *building* or *structure* used for a *general office use*, *public works yard*, or *warehouse* shall not be permitted.
- iii. The *use* of legally existing *buildings* and *structures* by new *accessory uses*.

7.13.2 Permitted Expansion of Legal Buildings and Structures

The existing *lot coverage* on the day of the passage of this by-law, for all existing *buildings* or *structures* and existing *accessory buildings* or *structures*, may be increased by a maximum of 10% subject to regulations of this section and section 5.

7.13.3 Maximum Height

10 metres except for *agricultural buildings*

7.13.4 Minimum Yards

Front Yard and *Flankage* - 9 m
Side Yard - 2.4 m
Rear Yard - 7.5 m

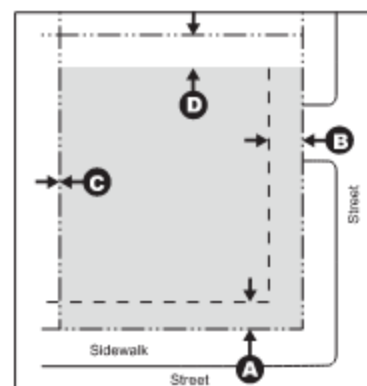
(Performance zones relocated by 2012-001 and 2013-065)

Dundas Urban Core Zone

7.2 Dundas Urban Core (DUC) Zone Regulations

7.2.1 Uses Permitted

- i. See Section 6.
- ii. *Retail Uses*
 - a. No single *retail use* shall exceed a maximum of 7,000 square metres of *leasable floor area*; and,
 - b. The maximum total *retail development* in the DUC Zone, including any DUC Performance Zone, shall not exceed 32,000 square metres *leasable floor area* of *retail development*, of which a maximum of 19,000 square metres of *leasable floor area* of *retail development*, which may include a *supermarket*, shall be located within 300 metres of the intersection of Dundas St. and Neyagawa Blvd.



The grey represents potential building area. The internal dashed line represents the maximum yard.

7.2.2 Building Types Permitted and Related Standards

Building Type	Min. Floor Space Index	Max. Floor Space Index	Min. Front Yard and Flankage A B	Max. Front Yard and Flankage A B	Min. Interior Side Yard Setback C	Minimum Rear Yard Setback D
<ul style="list-style-type: none"> Mixed use building; Apartment; Office building; Hotel; Institutional building; Parking garage; Commercial/residential building 	0.5	2.5	0.0 m	6 m	0.0 m ¹	1 m with rear lane access, unless there is a residential use at grade where the setback shall be 0.75 m 6 m without rear lane access, except abutting lands in the NHS, CE, or P Zones where the setback shall be a minimum of 3 m

¹ Minimum Interior Side Yard Setback – Notwithstanding this requirement, if the side yard abuts lands in the GU or S Zone and the building on the lot has a height of 4 storeys or less, the setback shall be 1.5 m; and if the building has a height of more than 4 storeys the setback shall be 7 m.

7.2.3 Permitted Yard Encroachments

See Section 4.21

Dundas Urban Core Zone

7.2.4 Height

- H** Minimum height for all buildings, other than accessory buildings and structures - 2 storeys

Maximum height - 8 storeys

7.2.5 Parking Standards

See Section 5

7.2.6 Accessory Buildings and Structures

See Sections 4.14 through 4.20 inclusive

7.2.7 Performance Zone Categories - Dundas Urban Core (DUC) Zone

7.2.7.1 Dundas Urban Core Performance (DUC-1) Zone 1

The permitted *uses, buildings* and regulations of the DUC Zone shall apply in the Dundas Urban Core Performance (DUC-1) Zone 1, however, in addition *commercial buildings* with a minimum *overall height* of 5 metres shall be permitted.

7.2.7.2 Dundas Urban Core Performance (DUC-2) Zone 2

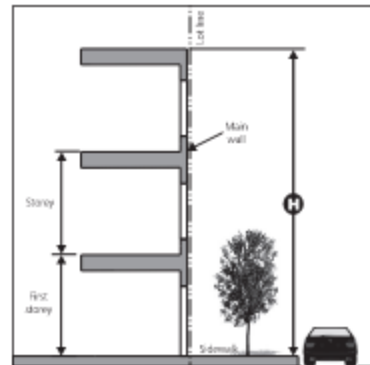
In addition to the permitted *uses* and regulations of the DUC Zone, in the Dundas Urban Core Performance (DUC-2) Zone 2, the *uses and buildings* in the GU Zone will also be permitted and the regulations of the GU Zone shall apply to those *uses and buildings*. Notwithstanding the regulations of the GU Zone, however, the *minimum rear yard* shall be 6 m.

7.2.7.3 Dundas Urban Core Performance (DUC-3) Zone 3

The permitted *uses, buildings* and regulations of the DUC Zone shall apply in the Dundas Urban Core Performance (DUC-3) Zone 3, however, the minimum *height* for all *buildings*, other than *accessory buildings and structure* shall be three storeys.

7.2.7.4 Dundas Urban Core Performance (DUC-4) Zone 4

The permitted *uses, buildings* and regulations of the DUC Zone shall apply in the Dundas Urban Core Performance (DUC-4) Zone 4, however, where a *lot* has *streets* on three or four sides, the *front and flankage yard* requirements shall apply to all *yards* abutting a *street*.



Height is measured to the tallest point of a building, excluding a number of rooftop features (see Section 4.28).

Dundas Urban Core Zone

7.2.7.5 Dundas Urban Core Performance (DUC-5) Zone 5

The permitted *uses*, *buildings* and regulations of the DUC Zone shall apply in the Dundas Urban Core Performance (DUC-5) Zone 5, however, notwithstanding the provisions of Section 5.1.3, Location of *Parking Spaces*, the required *parking spaces* for any use may be located on the *lot* on which the *use* is located, and/or on one half of the *street* abutting the *lot* where the on-street parking is permitted.

7.2.7.6 Dundas Urban Core Performance (DUC-6) Zone 6

The permitted *uses*, *buildings* and regulations of the DUC Zone shall apply in the Dundas Urban Core Performance (DUC-6) Zone 6, however, notwithstanding the provisions of Sections 4.15.2 and 4.16.3, Maximum *Height* for *private garages*, the maximum *height*, if the *lot frontage* is 9 metres or more, for a roof, other than a flat roof, shall be 9 metres.

7.2.7.7 Dundas Urban Core Performance (DUC-7) Zone 7

In addition to the permitted uses and regulations of the DUC Zone, in the Dundas Urban Core Performance (DUC-7) Zone 7, the *uses* and *buildings* in the GU Zone will also be permitted and the regulations of the GU Zone shall apply to those *uses* and *buildings*. However, notwithstanding the permitted *building* types and related standards (Section 7.6.2) of the GU Zone, *single-detached* and *semi-detached building* types shall not be permitted.

7.2.7.8 Dundas Urban Core Performance (DUC-8) Zone 8

The permitted *uses*, *buildings* and regulations of the DUC Zone shall apply in the Dundas Urban Core Performance (DUC-8) Zone 8, however where a *lot* has *streets* on three or four sides, the *front* and *flankage yard* requirements shall apply to all *yards* abutting a *street*. In addition, the *height* for *commercial uses* shall be a minimum of 5 metres.

(DUC-9 and higher relocated by 2013-065)