

# Appendix E

## Zoning Extracts

Section 7.0

### General Employment Zone

#### 7.10 General Employment (GE) Zone Regulations

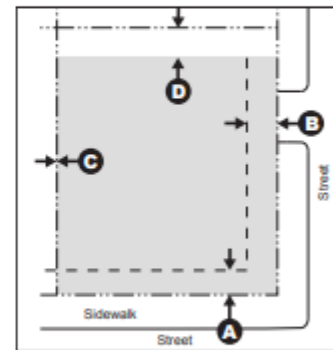
##### 7.10.1 Uses Permitted

See Section 6.

##### 7.10.1.1 Limited Retail Uses

*Limited Retail uses* are permitted subject to the following regulations:

- i. the sales area is separated from the warehousing, storage, manufacturing or assembly area by a wall at least 2 metres in height;
- ii. there is no display of goods or retail sales within the warehousing, storage, manufacturing or assembly area;
- iii. the sales area does not occupy more than 40% of the area for warehousing, storage, manufacturing or assembly and the sales area is not greater than a 1,000 square metres;
- iv. the calculation of the area for warehousing, storage, manufacturing or assembly area shall exclude offices and common areas such as stairs, mechanical rooms and washrooms; and,
- v. the *limited retail uses* shall be located in the *first storey* of the building.



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

7.10.2 Building Types Permitted and Related Standards							
Building Type	Max. Floor Space Index	Min. Lot Frontage	Max. Front Yard and Flankage A B	Min. Front Yard and Flankage A B	Min. Side Yard Set-back C	Min. Rear Yard Set-back D	Max. Height
<ul style="list-style-type: none"> <li>• Office Building;</li> <li>• Employment Building</li> </ul>	3	15 m	24 m	3 m	3 m	7.5 m	15 storeys

Note: Notwithstanding the setbacks above the minimum setback for a yard abutting a residential zone shall be 15 m, unless the lot with the employment use is separated from the developable area in the residential zone by a street.

##### 7.10.3 Permitted Yard Encroachments

See Section 4.21

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### 7.10.4 Outside Storage and/or Outside Processing Placement

#### 7.10.4.1 Location

*Outside Storage and/or Outside Processing* shall be not be permitted in the *front yard*.

#### 7.10.4.2 Minimum Landscape Strip Width and Setback

- i. Minimum *setback* and *landscape strip* width adjacent to *interior side lot line* or *rear lot line*: 3 metres
- ii. Minimum *setback* and *landscape strip* width adjacent to *flankage*: 5 metres

#### 7.10.4.3 Screening

- i. *Outside storage* or *outside processing* must be screened along all *streets* abutting the *lot* by a minimum 1.8m high opaque fence or wall.
- ii. Where *outside storage* exceeds 1.8 metres in *height*, it shall only be located in the *rear yard*.

### 7.10.5 Minimum Landscape Area

Minimum *landscape area* - 10 %

### 7.10.6 Parking

#### 7.10.6.1 Parking Standards

See Section 5

#### 7.10.6.2 Heavy Vehicles

The parking of *heavy vehicles* is not permitted between any *building* and the *front lot line* or in any *yard* abutting a *residential zone*.

### 7.10.7 Accessory Buildings and Structures

See Section 4.14

### 7.10.8 Adult Entertainment Establishments

Notwithstanding any other regulations of this By-law, *adult entertainment establishments* shall only be permitted in a General Employment (GE) Zone subject to:

- i. the regulations of the *Zone*;
- ii. a separation distance of a minimum of 500 metres from any other adult entertainment *use* measured from *building* to *building*;

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- iii. the *use* being located in a free-standing, single *use structure* which shall not have a *floor area* of more than 929 square metres; and,
- iv. a separation distance of a minimum of 800 metres from any *residential zone* whether the zone is in Oakville or in its neighbouring municipalities.

### **7.10.9 Performance Zone Categories – General Employment (GE) Zone Regulations**

#### **7.10.9.1 General Employment Performance (GE-1) Zone 1**

In addition to the permitted *uses*, and *buildings* in the General Employment (GE) Zone, a *commercial self storage use* shall be permitted in the General Employment Performance (GE-1) Zone 1 subject to the regulations of the GE Zone.

# Service Area-Employment Zone

## 7.11 Service Area-Employment (SA) Zone Regulations

### 7.11.1 Uses Permitted

See Section 6.

7.11.2 Building Types Permitted and Related Standards								
Building Type	Max. Floor Space Index	Min. Floor Space Index	Min. Lot Frontage	Min. Front Yard <b>(A)</b>	Max. Front Yard <b>(A)</b>	Min. Flankage <b>(B)</b>	Min. Rear Yard Setback <b>(D)</b>	Max. Height
<i>Commercial building; Mixed use building; Employment Building</i>	3	0.25 for commercial building	15 m	3 m	6 m	3m	7.5 m	15 storeys

### 7.11.3 Permitted Yard Encroachments

See Section 4.21

### 7.11.4 Minimum Landscape Area

Minimum landscape area - 10%

### 7.11.5 Parking

#### 7.11.5.1 Parking Standards

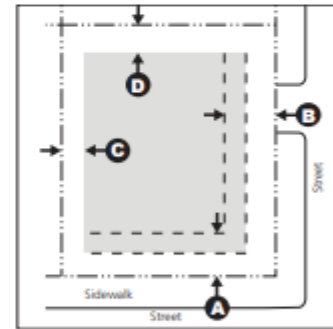
See Section 5.

#### 7.11.5.2 Surface Parking Area Placement

No surface parking shall be permitted between any building and the front lot line or flankage.

#### 7.11.5.3 Heavy Vehicles

The parking of heavy vehicles is not permitted between any building and the front lot line or in any yard abutting a residential zone.



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

### 7.11.6 Accessory Buildings and Structures

See Section 4.14

## Service Area-Employment Zone

### 7.11.7 Performance Zone Categories - Service Area - Employment (SA) Zone Regulations

#### 7.11.7.1 Service Area - Employment Performance (SA-1) Zone 1

In addition to the permitted *uses, buildings and structures* in the Service Area-Employment (SA) Zone, a *funeral home* shall be permitted in the Service Area-Employment (SA-1) Zone 1 subject to the regulations of the SA Zone, provided that the minimum *FSI* shall be 0.4, the maximum *height* of the *buildings and structures* shall be 3 *storeys*, and no parking shall be permitted between the front of the principal *building* and the *street*.

## 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)*