

Employment Zones

10.1 List of Applicable Zones

Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4

Be sure to refer to all Parts of this By-law to ensure that you have reviewed all regulations that may apply to your lot. Contact staff in zoning section of the Building Services department to confirm the applicable zoning.

10.2 Permitted Uses

Uses permitted in the Employment Zones are denoted by the symbol “✓” in the column applicable to that Zone and corresponding with the row for a specific permitted use in Table 10.2, below.

Table 10.2: Permitted Uses in the Employment Zones				
	E1	E2	E3	E4
Office Uses				
<i>Business office</i>	✓	✓	✓ (1)	✓
<i>Medical office</i>	✓	✓		✓
Employment Uses				
<i>Bulk storage facility</i>			✓	
<i>Commercial self-storage</i>		✓	✓	✓
<i>Contractors establishment</i>	✓	✓	✓	✓
<i>Manufacturing</i>	✓ (2)	✓	✓	
<i>Outside processing</i>			✓	
<i>Outside storage</i>		✓	✓	
<i>Repair shop</i>	✓ (2)	✓	✓	
<i>Retail store, accessory and showroom</i>	✓ (3)	✓ (3)	✓ (3)	
<i>Training facility</i>	✓	✓	✓	✓
<i>Warehousing</i>	✓ (2)	✓	✓	
<i>Waste processing station</i>			✓ (4)	
<i>Waste transfer station</i>			✓ (4)	
<i>Wholesaling</i>		✓	✓	
Retail Uses				
<i>Outside display and sales area</i>		✓		✓ (11)
<i>Retail propane and transfer facility</i>				✓
<i>Retail store</i>	✓ (5)			✓ (11)
Service Commercial Uses				
<i>Adult entertainment establishment</i>		✓ (4)(10)	✓ (4)(10)	
<i>Commercial school (PL140317)</i>	✓	✓		✓
<i>Drive-through facility</i>	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
<i>Dry cleaning depot (PL140317)</i>	✓ (5)			✓
<i>Dry cleaning/laundry establishment (PL140317)</i>		✓	✓	
<i>Financial institution</i>	✓ (5)	✓ (6)(7)		✓

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Table 10.2: Permitted Uses in the Employment Zones				
	E1	E2	E3	E4
<i>Food production</i>	✓ (2)	✓		✓
<i>Funeral home</i>				✓
<i>Pet care establishment</i>				✓
<i>Place of entertainment</i>				✓
<i>Rental establishment</i>		✓	✓	✓
<i>Repair shop</i>	✓	✓	✓	✓
<i>Restaurant</i>	✓ (5)	✓ (6)(7)		✓
<i>Service commercial establishment</i>	✓ (5)			✓
<i>Sports facility</i>	✓ (9)	✓ (9)	✓ (2)	✓ (9)
<i>Taxi dispatch</i>	✓	✓	✓	✓
<i>Veterinary clinic (PL140317)</i>		✓		✓
Community Uses				
<i>Art gallery (2016-023)</i>	✓ (5)	✓ (6)(7)		✓
<i>Community centre</i>				✓
<i>Day care (PL140317)</i>	✓ (5)(17)	✓ (17)		✓ (17)
<i>Emergency service facility</i>	✓	✓	✓	✓
<i>Food bank</i>	✓	✓		✓
<i>Place of worship (PL140317)</i>	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
<i>Public works yard</i>		✓	✓	
<i>School, private (PL140317)</i>	✓	✓ (17)		✓
Hospitality Uses				
<i>Hotel</i>	✓	✓		✓
<i>Public hall</i>	✓	✓		✓
Open Space Uses				
<i>Conservation use</i>	✓	✓	✓	✓
<i>Park, public</i>	✓	✓	✓	✓
<i>Stormwater management facility</i>	✓	✓	✓	✓
Motor Vehicle Uses				
<i>Motor vehicle body shop</i>				✓ (8)(13)
<i>Motor vehicle dealership</i>				✓ (8)(14)
<i>Motor vehicle rental facility</i>				✓ (13)(14)
<i>Motor vehicle repair facility</i>				✓ (13)
<i>Motor vehicle service station</i>				✓ (15)
<i>Motor vehicle storage compound</i>			✓	
<i>Motor vehicle washing facility</i>				✓ (8)(16)
<i>Parking area, heavy vehicle</i>		✓	✓	
<i>Transportation terminal</i>			✓	

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Additional Regulations for Permitted Uses Table 10.2

1. Permitted only in conjunction with another permitted *use* and shall not exceed a maximum of 25% of the *net floor area* on the *lot*.
2. Permitted only where the *use* legally existed on the *lot* on the effective date of this By-law.
3.
 - a) The maximum *net floor area* for an *accessory retail store* and showroom shall be the lesser of a maximum *net floor area* of 15% of the *net floor area* of the main *use* or 250.0 square metres (PL140317); and,
 - b) The *accessory retail store* and showroom shall be contained within the same *premises* as the associated permitted *use*.
 - c) The area within the *building* used for the *accessory retail store* and showroom shall be separated from the remainder of the facility by a permanent, solid, floor-to-ceiling and wall-to-wall partition, including closed doors.
4.
 - a) Prohibited on a *lot* within 800.0 metres of a Residential *Zone*, whether the Residential *Zone* is in Oakville or in a neighbouring municipality.
 - b) For a *waste transfer facility*, this footnote only applies when the *use* is dealing with *hazardous waste*. (PL140317)
5.
 - a) Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
 - b) A maximum of 20% of the total *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.
6.
 - a) A maximum of 30% of the total *net floor area* on the *lot* shall be cumulatively occupied by all *uses* subject to this footnote. (PL140317)
 - b) No *net floor area* may be occupied by *uses* subject to this footnote without prior construction having occurred of an equal amount of *net floor area* for any other *use* permitted that is not subject to this footnote.
7.
 - a) Notwithstanding footnote 6, a stand-alone *building* that legally existed on the effective date of this By-law containing a *use* legally existing on the effective date of this By-law that is subject to this footnote shall be permitted.
 - b) There shall be no maximum *net floor area* applicable to that *building*.
8. Shall not be permitted on a *lot* abutting any Residential *Zone*.
9. The maximum *net floor area* on any *lot* within 100.0 metres of a Residential *Zone* shall be 1,000.0 square metres.
10. Shall only be located within a freestanding *building* as the exclusive *use* on the *lot*.
11. The maximum *net floor area* on a *lot* for all *uses* subject to this provision shall be 2,500.0 square metres.
12.
 - a) The maximum *lot area* shall be 2.5 hectares.

Proposals for a new use on a lot where the use did not exist on the effective date of this By-law will require a planning approval. Contact Planning Services for more information.

Only the uses covered by Footnote 11 are limited in floor area. Any other use permitted on a lot in the Business Commercial (E4) Zone is not limited in floor area – however, all other standards of the By-law must be met.

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- b) In the Business Commercial (E4) *Zone* only, the maximum percentage of *net floor area* permitted to be occupied by a *place of worship* is 50% of the total *net floor area* on the *lot*. In all other *zones*, *net floor areas* established by other footnotes shall apply. (PL140317)
13. If the *lot* is abutting the *highway corridor*, *uses* subject to this footnote are permitted only in conjunction with a *motor vehicle dealership*.
14. An *outside display and sales area* is additionally permitted as an *accessory use*. Inventory in an *outside display and sales area* in any yard abutting the *highway corridor* is limited to cars, vans, and light trucks designed to be used for the transport of passengers only.
15. Shall comply with the Service Station (C4) *Zone* regulations.
16. Shall comply with the Service Station (C4) *Zone* regulations when *used* in conjunction with a *motor vehicle service station*.
17. Shall not be permitted within 120.0 metres of an Industrial (E3) *Zone*. (PL140317)

10.3 Regulations

No person shall within any Employment *Zone use* or permit the *use* of any *lot* or erect, alter or *use* any *building* or *structure* except in accordance with the *zone* standards in Table 10.3 below.

Table 10.3: Regulations in the Employment Zones				
	E1	E2	E3	E4
Minimum <i>lot area</i>	0.2 ha	0.2 ha	0.2 ha	6.0 ha
Minimum <i>lot frontage</i>	30.0 m	30.0 m	30.0 m	30.0 m
Minimum <i>front yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>front yard</i>	17.5 m (1)	n/a	n/a	n/a
Minimum <i>flankage yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Maximum <i>flankage yard</i>	17.5 m (1)	n/a	n/a	n/a
Minimum <i>interior side yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum <i>interior side yard</i> abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional (I) <i>Zone</i> , or Community Use (CU) <i>Zone</i>	15.0 m	15.0 m	15.0 m	15.0 m
Minimum <i>interior side yard</i> abutting any <i>railway corridor</i>	7.5 m	7.5 m	7.5 m	7.5 m
Minimum <i>rear yard</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum <i>rear yard</i> abutting a <i>lot</i> in any Residential <i>Zone</i> , Institutional (I) <i>Zone</i> , or Community Use (CU) <i>Zone</i>	15.0 m	15.0 m	15.0 m	15.0 m
Minimum <i>rear yard</i> abutting any <i>railway corridor</i>	7.5 m	7.5 m	7.5 m	7.5 m
Maximum <i>height</i>	18.5 m (2)(3)	n/a (2)(3)	n/a	18.5 m (3)
Minimum <i>landscaping coverage</i>	10%	10%	10%	10%

Additional Regulations for Zone Regulations Table 10.3

1. For a new *building* being constructed or the addition of *floor area* in a

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front yard or *flankage yard* to a *building* legally existing on the effective date of this By-law on a *corner lot* located at the intersection of any two *arterial roads*, *collector roads*, or an *arterial road* and a *collector road*, the *maximum front* and *flankage yards* shall be 10.0 metres for the first 33% of the length of the *front* and *flankage lot lines* measured from the point of intersection of the *lot lines* or the point of intersection of the projection of the *lot lines* where the two do not intersect.

2. The maximum *height* for any *lot* abutting a *highway corridor* shall be 30.0 metres. (2015-018)
3.
 - a) The maximum *height* for any portion of a *building* within 23.0 metres of a Residential Low *Zone*, Institutional (I) *Zone*, or Community Use (CU) *Zone* boundary shall be 5.0 metres.
 - b) Rooftop mechanical equipment and *mechanical penthouses* greater than 2.0 metres in height shall not be permitted within the same 23.0 metres setback.

10.4 Gatehouses

A *gatehouse* may be permitted in any required *yard* provided that it does not exceed 3.0 metres in *height* and 5.0 square metres in *floor area*.

10.5 Main Wall Proportions

The following *main wall* proportion requirements apply to new *buildings* constructed after the effective date of this By-law in the Office Employment (E1) *Zone*:

- a) A minimum of 35% of the length of all *main walls* oriented toward the *front lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum front yards*.
- b) A minimum of 35% of the length of all *main walls* oriented toward the *flankage lot line* shall be located within the area on the *lot* defined by the *minimum* and *maximum flankage yards*.
- c) For clarity, Section 10.5 does not apply to additions to *buildings* legally existing on the effective date of this By-law.

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10.6 Outside Processing, Outside Storage, and Heavy Vehicle Parking Areas

Where *outside processing*, *outside storage*, and a *heavy vehicle parking area* are permitted, the following regulations apply:

Any screening or buffering requirements shall be reviewed and applied through the Site Plan Approval process. Contact Planning Services for more information.

- a) The *uses* are permitted only in an *interior side yard* or *rear yard* and shall be set back 3.5 metres from any *lot line*.
- b) The maximum area coverage on a *lot* shall be:
 - i) 50% of the *lot area* in the Industrial (E3) *Zone* where the *lot* is set back further than 100.0 metres from a *railway corridor*;
 - ii) No maximum in the Industrial (E3) *Zone* where the *lot* is set back less than or equal to 100.0 metres from a *railway corridor*;
 - iii) 25% of the *lot area* in the Business Employment (E2) *Zone*; or,
 - iv) No maximum where *accessory* to an *emergency service facility* or *public works yard*.
- c) The *uses* are not permitted within any *yard* abutting a Residential, Institutional (I), or Community Use (CU) *Zone* boundary.
- d) Notwithstanding subsections (a) and (b) above, the *uses* are permitted in any *yard* on a *lot used* for the *manufacturing* of *motor vehicles* greater than 100.0 hectares in *lot area*.
- e) Storage of damaged, impounded, or inoperable *motor vehicles* is prohibited as part of *outside storage* except in conjunction with a *motor vehicle storage compound* or *salvage yard*.
- f) Notwithstanding subsection (a), *uses* having materials stored that are cumulatively greater than 1.8 metres in *height* shall only be located in a *rear yard* or in between two *buildings* on the same *lot*.
- g) The maximum height of materials stored on any lot in a Business Employment (E2) *Zone* entirely located further than 100.0 metres from the *railway corridor* shall be equal to the *height* of the largest *building* on the *lot*.