

Establishment of Zones

Portions of this by-law not yet in effect are covered with a blue tone. This version consolidates all amendments and orders of the OMB up to the consolidation date shown below. Contact the Building Services or Planning Services departments for more information.

2.1 Establishment of Zones

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 Town of Oakville Zoning By-law	
Zone	Symbol
Residential Zones (See Part 6)	
Residential Low	RL1
	RL2
	RL3
	RL4
	RL5
	RL6
	RL7
	RL8
	RL9
	RL10
	RL11
Residential Uptown Core	RUC
Residential Medium	RM1
	RM2
	RM3
	RM4
Residential High	RH
Midtown Oakville Zones (See Part 7)	
Midtown Transitional Commercial	MTC
Midtown Transitional Employment	MTE
Mixed Use Zones (See Part 8)	
Central Business District	CBD
Main Street 1	MU1
Main Street 2	MU2
Urban Centre	MU3
Urban Core	MU4
Commercial Zones (See Part 9)	
Neighbourhood Commercial	C1
Community Commercial	C2
Core Commercial	C3
Service Station	C4

Multiple residential zones are established to recognize the many different building characters and uses permitted in the three residential land use designations identified in the Livable Oakville Plan.

OMB Appeals

2.1 Midtown Oakville Zones 36 - General Electric Canada

Part 7 is proposed to be deleted and replaced with a new zone framework later in 2014 as part of the Midtown Strategy OPA and ZBLA.

The zones in the Mixed Use, Commercial, and Employment categories each correspond to the designation having the same name in the Livable Oakville Plan. The Service Station (C4) Zone is the lone exception, which applies to gas station sites in commercial areas.

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Table 2.1.1: Zones in the Town of Oakville Zoning By-law	
Zone	Symbol
Employment Zones (See Part 10)	
Office Employment	E1
Business Employment	E2
Industrial	E3
Business Commercial	E4
Institutional and Community Use Zones (See Part 11)	
Institutional	I
Community Use	CU
Open Space Zones (See Part 12)	
Park	O1
Private Open Space	O2
Cemetery	CEM
Environment Zones (See Part 13)	
Natural Area	N
Greenbelt	GB
Parkway Belt Public Use	PB1
Parkway Belt Complementary Use	PB2
Other Zones (See Part 14)	
Utility	U
Existing Development	ED
Stormwater Management Facility	SMF

The Institutional (I) Zone, Utility (U) Zone, Open Space Zones and Environment Zones generally correspond to a designation in the Livable Oakville Plan with the same name.

The Community Use (CU) Zone, Cemetery (CEM) Zone, Existing Development (ED) Zone, and Stormwater Management Facility (SMF) Zone apply across many land use designations and recognize specific buildings, uses, and community facilities.

2.2 Location of Zones

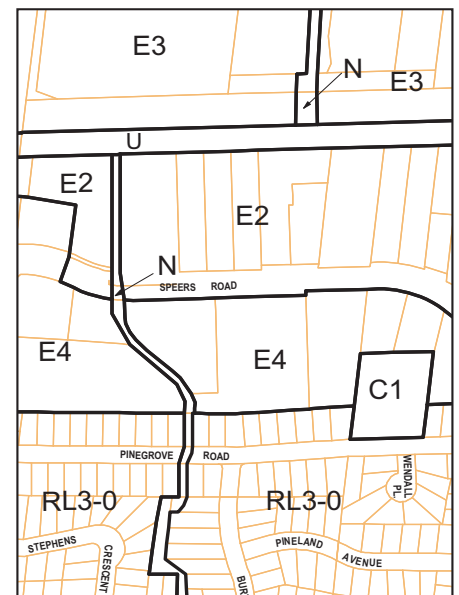
The zones and zone boundaries are shown on the Zoning Maps which are attached to and form Part 19 of this By-law. The lands identified on the Zoning Maps as being within a zone are subject to the provisions of this By-law applicable to that zone or zones.

2.3 Determining Zone Boundaries

2.3.1 Interpreting Boundaries

Where the boundary of any zone is shown on the Zoning Maps:

- As following a road, lane, railway, right-of-way, transmission line, or watercourse, the boundary shall be the centre-line of the applicable feature; (2015-018)
- As following the lot frontage on a future lot shown on a draft approved Plan of Subdivision or Condominium, the boundary shall be the centre-line of the future public road being constructed; (2015-018)
- As following any other lot line on an existing lot or a future lot shown on a draft approved Plan of Subdivision or Condominium, the boundary shall be the existing or future lot line; (2015-018)



Where the zone boundary is shown following the edge of the street, the actual zone boundary is the centre-line of the street.

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- d) As running substantially parallel to a *lot line* abutting any *road* and the distance from that *road* is not indicated, the boundary shall be parallel to the applicable *lot line* and the distance shall be determined according to the scale shown on the Zoning Maps; (2015-018)
- e) As following a *lot line* abutting an unopened *road* allowance, the boundary shall be the centre-line of such *road* allowance;
- f) As following a shoreline, the boundary shall follow such shoreline and in the event of a natural change in the shoreline, the boundary shall be construed as moving with the actual shoreline;
- g) As following the limits of the *Town*, the boundary shall be the limits of the *Town*; and,
- h) Where none of the above provisions apply, the *zone* boundary shall be scaled from the Zoning Maps.

2.3.2 Split Zoning

- a) Where a *lot* falls into two or more *zones*, each portion of the *lot* shall be subject to the applicable *use* permissions and for the applicable *zone* applying to that portion of the *lot*. (2021-068)
- b) Notwithstanding subsection (a) above, *parking spaces*, *driveways*, *aisles* and *stacking spaces* required by this By-law may be provided anywhere on a *lot* that falls into two or more *zones* except that portion of a *lot* in any Environmental *Zone*. (2017-025)
- c) A *zone* boundary dividing a *lot* into two or more *zones* is not a *lot line* for the purposes of this By-law.
- d) *Building* and *structures* shall be subject to the applicable regulations for the *zone* in which it is located. In cases where a *building* or *structure* is located on two or more *zones*, the more restrictive regulations shall apply.

2.4 Special Zone Symbols

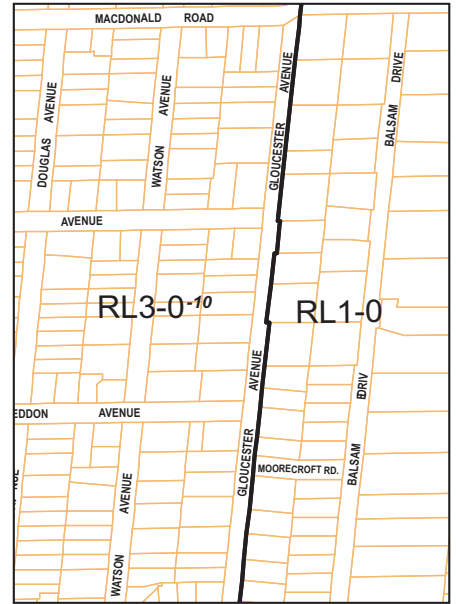
Where the *zone* symbol zoning certain lands on the Zoning Maps is preceded or followed by any combination of a hyphen, number, or letter, provisions relating to one or more of the following special *zone* regulations apply to the lands so designated on the Zoning Maps. Lands so identified shall be subject to all of the provisions and restrictions of the applicable parent *zone*, except as otherwise provided by the special *zone*.

2.4.1 Special Provisions

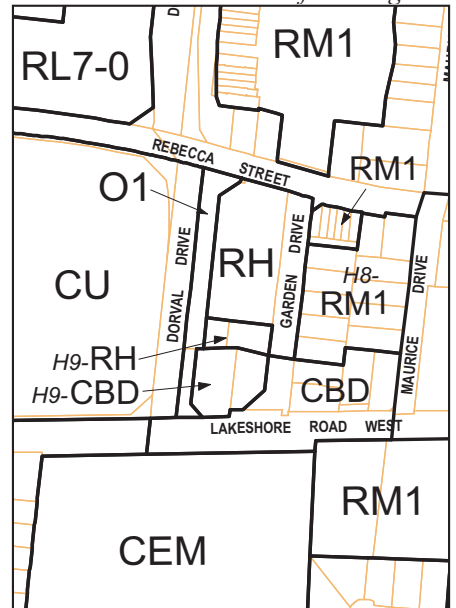
Where a *zone* symbol is followed by a hyphen and superscript number, the symbol refers to a Special Provision that applies to the lands so zoned.

2.4.2 Holding Provisions

Where a *zone* symbol is preceded by an upper case letter “H”, a number, and a hyphen, the symbol refers to a Holding Provision that applies to the lands so designated.



Lots subject to a Special Provision have a superscript number following the parent zone symbol (see Part 15). Lands subject to a Suffix Zone have a normal-sized letter or number following the



Lots subject to a Holding Provision have a letter H and number before the parent zone symbol (see Part 16).

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2.4.3 Temporary Use Permissions

Where a *zone* symbol is preceded by an upper case letter “T”, a number, and a hyphen, the symbol refers to a Temporary Use Permission that applies to the lands so designated.

2.4.4 Interim Control By-laws

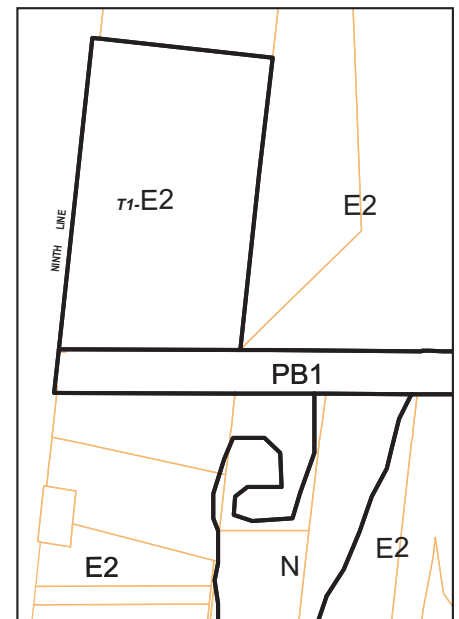
Where a hatched line overlay is shown with a number and lower case letter “i” indicating in some manner to the overlay, the overlay refers to an Interim Control By-law that applies to the lands so designated.

2.4.5 Suffix Zones

Where a *zone* symbol is followed by a hyphen and letter or number in the same font size, the symbol refers to a Suffix *Zone* that applies to the lands so zoned.

2.5 No Representation on Land Ownership

No representation or implication is made by the *Town* nor should any inference be drawn from the Maps attached to this By-law as to the ownership of any land and/or rights of access to such land.



Lots subject to a temporary use provision have a letter T and number before the parent zone symbol (see Part 18).