

Midtown Oakville 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.

7.1 List of Applicable Zones

- Midtown Transitional Commercial MTC
- Midtown Transitional Employment MTE

7.2 Permitted Uses

Uses permitted in the Midtown Oakville 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 7.2, below.

Table 7.2: Permitted Uses in the Midtown Oakville Zones		
	MTC	MTE
Legal uses of land, buildings, and structures existing on the lot as of the effective date of this By-law	✓	✓
Retail Uses		
Outside display and sales area	✓	✓
Retail propane and transfer facility	✓ (1)(2)	
Retail store	✓	✓ (3)
Service Commercial Uses		
Adult entertainment establishment		✓
Commercial school	✓	
Dry cleaning/laundry	✓	
Financial institution	✓	✓ (3)
Food production	✓	✓ (3)
Pet care establishment	✓	
Place of entertainment	✓ (4)	
Restaurant	✓	✓ (3)
Service commercial establishment	✓	✓ (3)
Sports facility	✓	✓ (3)
Veterinary clinic	✓	
Office Uses		
Business office	✓	✓
Medical office		✓
Community Uses		
Day care	✓	✓ (3)
Emergency service facility	✓	✓

OMB Appeals

Part 7 in its entirety
36 - General Electric Canada

Once Midtown Strategy projects are complete, staff anticipate an Official Plan Amendment will be required to update various schedules in the Livable Oakville Plan. Corresponding policy amendments may also be required to reflect changes recommended in the Parking Strategy and Mobility Hub Study work being undertaken in tandem with the Class Environmental Assessment.

In the interim, staff are recommending two transition zones – Midtown Transitional Commercial (MTC) and Midtown Transitional Employment (MTE) – apply that freeze building envelopes to those legally existing February 25, 2014. New buildings and structures would require a planning application, allowing Council to review a proposal and establish conformity with the Livable Oakville Plan (in particular, the acquisition of future roads required in Midtown Oakville). A limited range of additional uses are permitted that conform to the uses permitted in the Livable Oakville Plan to allow for the continued use of existing buildings should vacancies emerge.

Staff anticipate Midtown Strategy work to be complete later in 2015. Implementing zoning for Midtown Oakville would be introduced through a separate process, including a dedicated statutory public meeting for the Official Plan and Zoning By-law Amendments.

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Table 7.2: Permitted Uses in the Midtown Oakville Zones		
	MTC	MTE
Open Space Uses		
<i>Conservation use</i>	✓	✓
<i>Park, public</i>	✓	✓
<i>Stormwater management facility</i>	✓	✓
Employment Uses		
<i>Training facility</i>		✓
Hospitality Uses		
<i>Hotel</i>		✓
<i>Public hall</i>	✓ (1)	✓
Community Uses		
<i>Art gallery</i>	✓	
<i>Community centre</i>	✓	✓
<i>Day care</i>	✓	✓
<i>Emergency service facility</i>	✓	✓
<i>Library</i>	✓	
<i>School, private</i>	✓	
Community Uses		
<i>Conservation use</i>	✓	✓
<i>Park, public</i>	✓	✓
<i>Stormwater management facility</i>	✓	✓

Additional Regulations for Permitted Uses Table 7.2

1. Not permitted on a *lot* abutting a residential *zone*.
2. Only permitted for the sale of propane to the general public for automotive and recreational purposes.
3. Permitted only within the same *building* or part thereof *used* by any other *use* not subject to this footnote.
A maximum of 20% of the *net floor area* of the *building* shall be cumulatively occupied by all *uses* subject to this footnote.
4. Permitted only as an *accessory use*.

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7.3 Regulations

The regulations for the Midtown Oakville *Zones* are set out in Table 7.3, below.

Table 7.3: Regulations in the Midtown Oakville Zones		
	MTC	MTE
Minimum <i>lot frontage</i>	Shall be as legally existing as of the effective date of this By-law.	
Minimum <i>lot area</i>		
Maximum <i>lot coverage</i>		
Minimum <i>front yard</i>		
Minimum <i>flankage yard</i>		
Minimum <i>interior side yard</i>		
Minimum <i>rear yard</i>		
Maximum <i>height</i>		