A User's Guide to the Zoning By-law

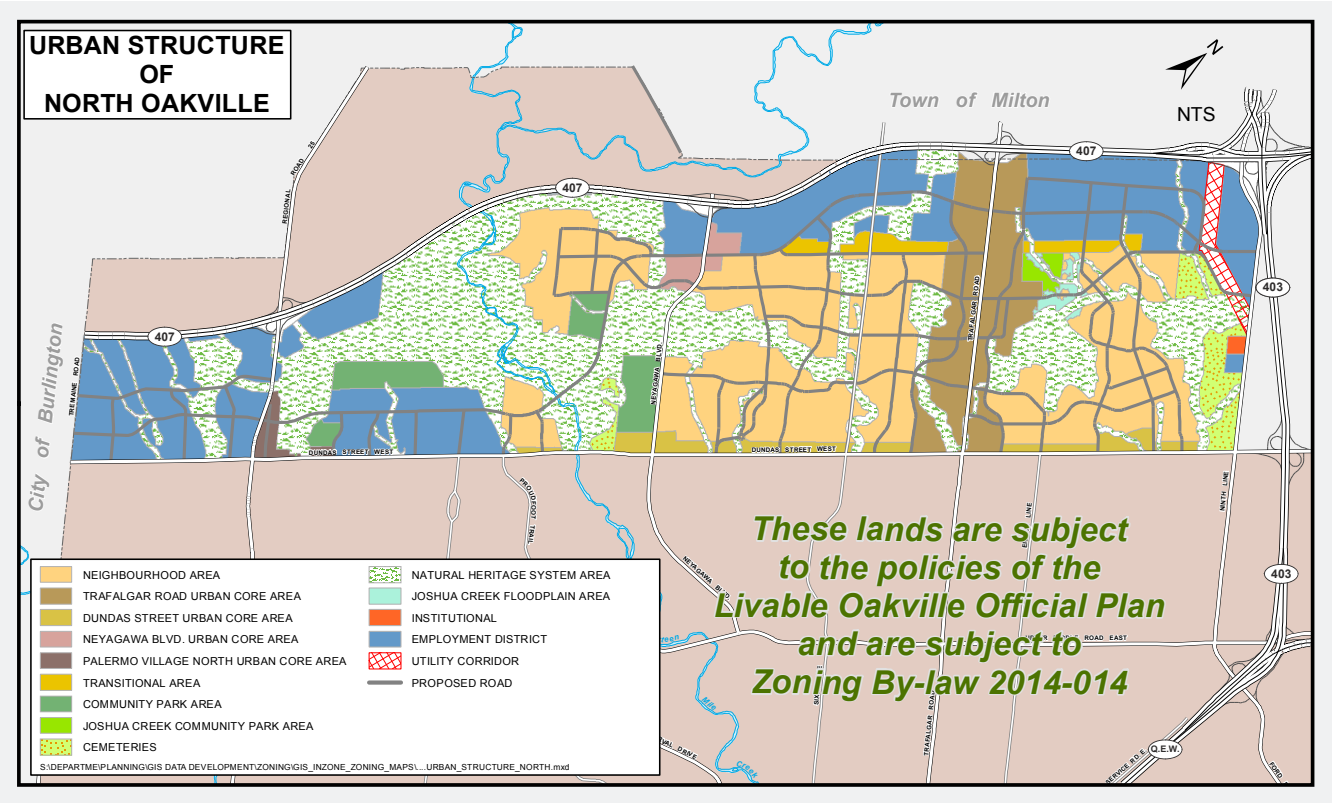
Zoning By-law 2009-189, as amended, is the comprehensive zoning by-law applying to all properties in North Oakville. These are lands north of Dundas Street and south of Highway 407. This user guide is intended only to make the By-law easier to understand and reference, and to outline how to use the By-law to find basic zoning information.

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact a member of the zoning section of Oakville's Building Services department or a planner in the Planning Services department.

Purpose of the Zoning By-law

A zoning by-law is a "rule book" that controls building and development. Zoning by-laws regulate how land and buildings are used, the location of buildings, minimum lot sizes and dimensions, building heights, and other provisions necessary to ensure proper development.

The zoning by-law implements the community vision and policies for future growth and development expressed in the North Oakville East and North Oakville West Secondary Plans. The zoning by-law puts the Secondary Plan visions and policies into terms, permissions, and numbers that can be measured. The North Oakville East Secondary Plan was approved by the Ontario Municipal Board in February 2008, while the North Oakville West Secondary Plan was approved in 2009 and 2011 (portions remain under appeal). The North Oakville Secondary Plans apply to all lands in the Town of Oakville north of Dundas Street and south of Highway 407, as shown on the map below.



The overall land use plan for North Oakville. Lands south of Dundas Street and north of Highway 407 are subject to the policies of the Livable Oakville Plan. That Plan and Zoning By-law 2014-014, both as amended, apply there.

A User's Guide to the Zoning By-law

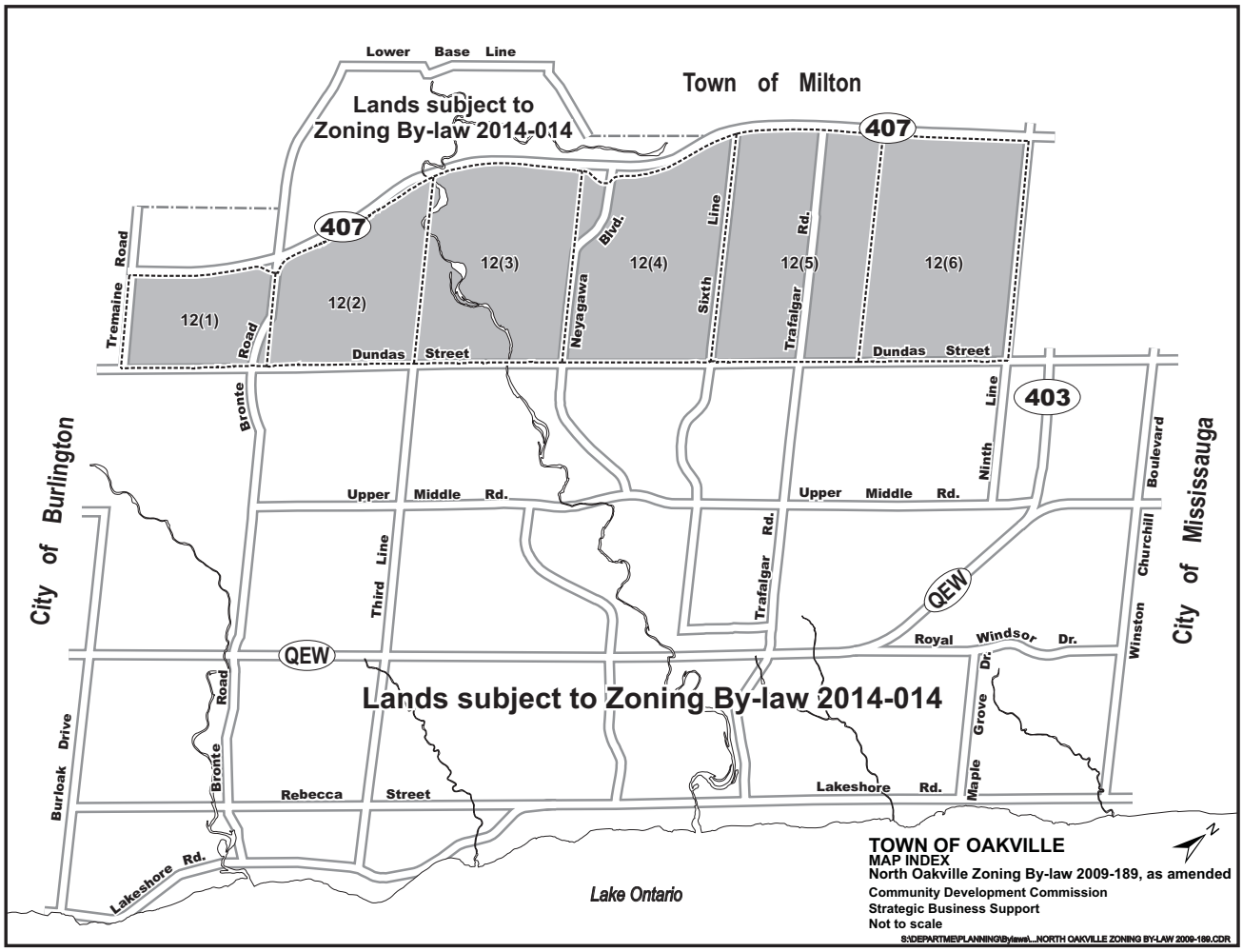
How to Use this By-law

The following six steps describe how to identify what *uses* can be undertaken and the size of *buildings* that can be erected on a specific property. Staff in the zoning section of the Building Services department and Planning Services staff are always available to answer your questions and confirm the zoning regulations and planning policies applying to your property:

1. Start with the maps in Section 12 of the By-law to determine your zone

1. Find the map in Section 12 of the Zoning By-law that shows the applicable property. The By-law is divided into six maps based upon the grid shown on the following page;
2. Locate the property on the map; and,
3. Determine what *Zone* the property is in.

The *Zones* are identified by a short-form symbol, a series of letters and numbers. For instance, if a property is in the "Trafalgar Urban Core" *Zone* it will be identified as "TUC" on the maps.



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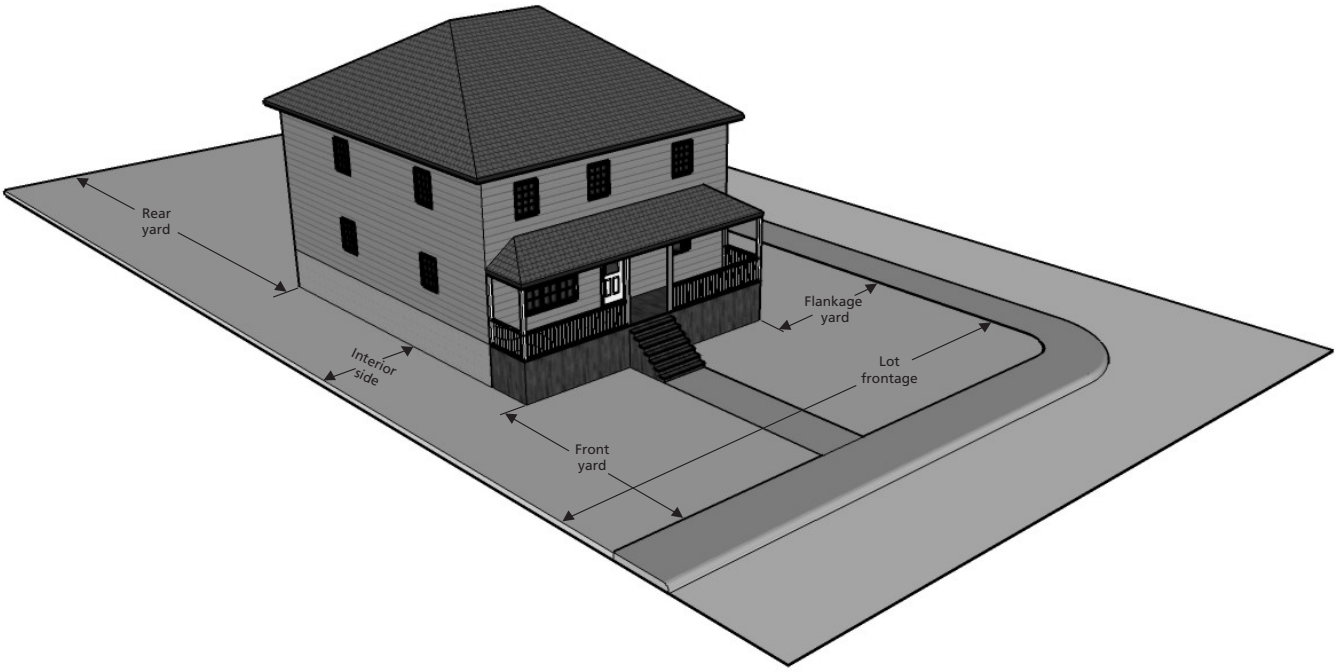
2. Turn to the appropriate Sections of the By-law (Sections 6 and 7) for the use permissions and building regulations applying in your zone.

Section 6 of this By-law contains two tables showing the list of permitted *uses*. The *use* is shown in the left-hand column, and the *zones* in which each *use* is permitted are marked with a "✓" symbol in the appropriate column. Some additional use permissions are located in Section 7, at the beginning of the individual *zone* standards.

Once the permitted *uses* are known, turn to the next section of the By-law, where the *zone* regulations can be found in a separate tables. There are multiple subsections, each corresponding to one particular *zone*. These regulation tables state what standards apply to the applicable type of *building* that could be located in the *zone*.

Together, these two sections of the By-law establish the parent *zone* permissions and standards. Using the Trafalgar Urban Core TUC *Zone* example above, Table 6.1 permits a range of commercial, service, institutional, and residential uses. Sections 7.1.1 through 7.1.4 establish minimum and maximum standards for *yards*, *floor space index (FSI)*, and *height*.

These regulations establish the "*building* envelope" for development on a *lot*. The amount of developable area and the types and sizes of *buildings* allowed are further regulated by other Sections of the By-law.



Additional regulations may follow the *use* permission and *building* regulation tables and should also be reviewed to ensure your building plans comply.

3. Turn to the appropriate Sections of the By-law (Sections 8 through 11) for any site- or area-specific provisions applying to your property.

Referring back to step one above, if a property has some additional site- or area-specific provisions, a number will be added to the *zone* symbol on the zoning maps contained in Section 12; for example, "TUC $^{-30}$". These site- or area-specific provisions modify the regulations for lands covered by that provision. These provisions are listed in the appropriate table in Section 11 of the By-law.

A User's Guide to the Zoning By-law

If the property is subject to a Holding Provision, the symbol will be preceded by the letter "H" and a number (i.e. "H1-TUC"). A Holding Provision restricts the *uses* on a property only to those permitted under the Hold (typically, only existing *uses*), until a series of conditions are cleared. These conditions, and any modified provisions that apply while the Hold is in place, are listed in Section 9 of the By-law.

If the property is subject to an Interim Control By-law, a hatched line overlay will be shown on the property along with a number and letter "i" (i.e. "3i"). These properties are subject to a temporary removal of permitted *uses* or modified *building* or *structure* regulations, pending the completion of a study and potential amendment to the Zoning By-law. These provisions are listed in Section 10 of the By-law.

If the property is subject to a Temporary *Use* By-law, the symbol will be preceded by the letter "T" and a number (i.e. "T1-E2"). The intent of a temporary *use* by-law is to allow a *use* of land temporarily until the ultimate development vision for the area can be achieved through development, or when non-permanent uses are required for a short period of time. These permissions and associated provisions are listed in Section 11 of the By-law.

4. Turn to Section 4 to identify general regulations that apply in all zones.

After determining what standards may apply to a permitted *use* on the property, refer to the General Regulations section of the By-law to determine what provisions in that section may apply to the property. A review of this list will allow identification of regulations which may be applicable and which should then be reviewed.

5. Turn to Section 5 of the By-law for the parking, loading and stacking space requirements for your use.

Section 5 of this By-law contains the requirements associated with *motor vehicle parking spaces*, bicycle *parking spaces*, *loading spaces*, and shared *parking spaces*. Parking and loading regulations include parking and *loading space* dimensions, minimum required and maximum permitted number of spaces, and design-oriented regulations that apply to all *uses* in all *zones*. Additional regulations respecting *commercial* and *recreational vehicles* are also found here.

6. Turn to Section 3 to find definitions.

Throughout the By-law, you will find certain words are *italicized*. These are terms which have a definition in the By-law. The definitions are found in Section 3 of the By-law. Reference to the definitions section should be made to ensure a clear understanding of the implications of any italicized term used in the By-law.

Any Further Questions?

If you have any questions about the content of or how to interpret this By-law, or to obtain any content of this By-law in an alternate format, please do not hesitate to contact the *Town* for more information. Staff in the Building Services and Planning Services departments are available Monday through Friday, 8:30 a.m. to 4:30 p.m., to assist with interpreting the *Town's* policies and regulations.

List of Amending By-laws

This By-law was approved by Council on November 23, 2009, with implementing Ontario Municipal Board (OMB) Orders issued on April 15, 2010, July 14, 2010, and October 25, 2010 (File No. PL100041). As of the date of this consolidation, limited sections of the By-law are still subject to appeal as noted throughout the document.

This By-law has since been amended by the following zoning by-law amendments:

By-law Number	Name of Amendment	Location	Status / Effective Date/ Issue Date
2010-041	Oakville Energy Services Inc.	Maps 12(2), (3)	April 12, 2010
2010-069	Davis Minardi and Denbridge	Map 12(4)	OMB PL051188, March 26, 2010
2010-075	Housekeeping (ORC and Joshua Creek Heritage Art Centre)	Maps 12(2) and (6)	April 12, 2010
2010-116	Temporary Use (Vic Hadfield Golf)	Map 12(5)	June 21, 2010
2010-141	Regional Pump Station	Map 12(4)	September 27, 2010
2010-153	Power Generation Facilities	Town-wide	September 27, 2010
2010-171	Timson and Arrassa	Map 12(4)	December 13, 2010
2011-006	Removal of Hold (Hospital)	Maps 12(2), (3)	January 24, 2011
2011-073	Regional Wastewater Line	Maps 12(2), (3)	July 11, 2011
2011-129	Temporary Use (Medeiros Boat Works)	Map 12(5)	November 28, 2011
2012-001	Housekeeping (Governmental Authority)	Town-wide	March 19, 2012
2012-043	Lower Fourth Ltd. and Pendent Developments Ltd.	Map 12(4)	May 22, 2012
2013-065	Housekeeping (General Matters)	Town-wide	July 2, 2013
2013-066	Temporary Use (Vic Hadfield Golf)	Map 12(5)	July 2, 2013
2013-059	Infrastructure Ontario (Erinoak Kids)	Map 12(2)	August 6, 2013
2010-084	Memorial Gardens Canada Ltd.	Map 12(6)	OMB PL100509, August 28, 2013
2013-113	Green Ginger Development Inc.	Map 12(5)	December 2, 2013
2013-127	Davis-Minardi Home Corp.	Map 12(4)	December 2, 2013
2014-063	404072 Ontario Ltd.	Map 12(5)	May 12, 2014
2014-069	King's Christian Collegiate	Map 12(4)	June 9, 2014
2014-079	Pendent Developments Ltd. and Lower Fourth Development Ltd.	Map 12(4)	June 9, 2014
2014-080	Sixth Line Corporation (Part of Lot 15, Concession 1 N.D.S.)	Map 12(5)	August 6, 2014
2014-094	Dundas-Trafalgar Inc. (Minto)	Map 12(5)	OMB PL131293, September 15, 2014

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2014-101	Davis-Minardi Home Corp.	Map 12(4)	September 8, 2014
2014-105	Town-Initiated	Map 12(5)	September 8, 2014
2014-122	Shieldbay Developments Inc. (Part of Lot 11, Concession 1 N.D.S.)	Map 12(5)	December 8, 2014
2014-129	Medeiros Boat Works	Map 12(5)	December 8, 2014
2014-131	V!VA Oakville Facilities Inc. and Viva Oakville Towns Inc.	Map 12(4)	December 8, 2014
2015-020	Dundas-Trafalgar Inc. (Minto Communities)	Map 12(5)	April 13, 2015
2016-021	Green Ginger Developments Inc.	Map 12(5)	February 16, 2016
2016-057	1463083 Ontario Ltd., Vic Hadfield Golf and Learning Centre	Map 12(5)	June 13, 2016
2016-067	Mattamy (Kaitting) Limited and Ruland Properties Inc.	Map 12(4)	July 25, 2016
2016-108	Town-initiated (Accessory Buildings and Public Parks)	Town-wide	November 1, 2016
2016-103	Sixth Line Corporation	Map 12(5)	November 28, 2016
2016-114	Pendent Developments Ltd. and Lower Fourth Developments Limited	Map 12(4)	November 28, 2016
2016-120	404072 Ontario Limited	Map 12(5)	November 28, 2016
2017-029	Metroly Developments	Map 12(4)	March 20, 2017
2017-012	EMGO (North Oakville I)	Map 12(5)	OMB PL140467, May 4, 2017
2017-013	Star Oak Developments Limited	Map 12(5)	OMB PL140412, May 4, 2017
2017-092	Sixth Line Corporation	Map 12(5)	October 11, 2017
2017-117	Medeiros Boat Works	Map 12(5)	December 5, 2017
2018-038	Town-initiated (Short-Term Accommodations)	Town-wide	March 19, 2018
2018-050	EMGO Lease Ltd.	Map 12(5)	April 19, 2018
2018-089	All Seniors Care Acquisitions Ltd.	Map 12(2)	June 11, 2018
2018-102	London Hills Builders Ltd.	Map 12(4)	July 9, 2018
2018-107	407 Dundas L.P.	Map 12(4)	August 7, 2018
2018-116	Infrastructure Ontario	Map 12(2)	September 10, 2018
2018-118	103 Dundas Corporation	Map 12(4)	October 1, 2018
2018-121	Martillac Estates Inc.	Map 12(3)	October 1, 2018
2018-122	Ontario Zoroastrian Community Foundation,	Map 12(6)	October 1, 2018
2018-108	Oakville Urban Core Developments	Map 12(6)	December 10, 2018

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2018-150	Block 381 and 382 on Plan 20M-1183	Map 12(5)	December 10, 2018
2018-154	EMGO, and 404072 Ontario Limited	Map 12(5)	December 10, 2018
2018-155	Sixth Line Corporation, EMGO, and 404072 Ontario Limited	Map 12(5)	December 10, 2018
2018-036	Bressa Developments Limited	Map 12(6)	LPAT PL170733, February 7, 2019
2019-006	393 Dundas L.P.	Map 12(4)	June 10, 2019
2019-026	Oakville Green Development Inc.	Map 12(3)	June 10, 2019
2019-044	1463083 Ontario Ltd., (Vic Hadfield Golf and Learning Centre)	Map 12(5)	June 10, 2019
2019-062	Mattamy (Joshua Creek) Limited	Map 12(6)	PL170731, June 11, 2019; further amended on September 17, 2020
2019-080	Removal of Hold (ASC Oakville) Facility Limited Partnership	Map 12(2)	November 4, 2019
2019-094	Removal of Hold (Ontario Zoroastrian Community Foundation)	Map 12(6)	November 4, 2019
2020-010	Removal of Hold (Sixth Line Corporation)	Map 12(5)	January 13, 2020
2020-052	Dundas-Trafalgar Inc. (Minto) (3075 Trafalgar Rd., Part of Lot 12, Concession 1 N.D.S)	Map 12(5)	LPAT PL170666, March 4, 2020
2020-018	Mattamy (Joshua Creek) Limited/Bressa	Map 12(6)	March 9, 2020
2020-019	Partial Removal of Hold from Specified Lands (Mattamy Joshua Creek) Limited/Bressa	Map 12(6)	March 9, 2020
2019-091	Part of Lot 24 and 25, Concession 1, NDS (Graydon Banning Limited)	Map 12(3)	LPAT PL170737, March 20, 2020
2020-107	Removal of Hold: 393 Dundas Street West	Map 12(4)	November 2, 2020
2020-108	Removal of Hold: 407 Dundas Street West	Map 12(4)	November 2, 2020
2020-013	Martillac Estates Inc.	Map 12(3)	LPAT PL170735, November 16, 2020
2020-113	Martillac Estates Inc. and Graydon Banning Limited	Map 12(3)	LPAT PL170735 and PL170737, November 16, 2020
2020-116	Graydon Banning Limited	Map 12(3)	LPAT PL170737, November 16, 2020
2021-004	EMGO (North Oakville I)	Map 12(5)	January 18, 2021

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2021-003	Removal of Hold (1429 Dundas Street East)	Map 12(6)	March 8, 2021
2021-001	Removal of Hold (103 Dundas Street West)	Map 12(4)	March 8, 2021
2021-032	3064 Trafalgar Road Holdings Inc. (Distrikt)	Map 12(5)	April 12, 2021
2021-046	Mattamy (Joshua Creek) Limited – Phase 4	Map 12(6)	April 12, 2021
2021-040	Argo (Joshua Creek) Developments Ltd. - formerly Diam	Map 12(6)	June 7, 2021
2021-103	1019 and 1059 Dundas Street East (Capoak Inc., and Redoak G & A Inc.)	Map 12(6)	August 9, 2021
2021-066	Part of Lot 15, Concession 1, North of Dundas Street (EMGO III Corp.)	Map 12(5)	September 13, 2021
2021-078	1357 Dundas Street West, Graydon Banning Limited (Mattamy Development Corporation)	Map 12(3)	December 7, 2021
2021-134	1415 Dundas Street East and 3006 William Cutmore Boulevard	Map 12(6)	December 7, 2021
2022-007	Town-initiated Omnibus Zoning By-law Amendment, File No. 42.26.01	Town-wide	January 17, 2022
2022-004	Block 263, 20M-1212, Part of Lot 14, Concession 1, NDS, 404072 Ontario Limited (Mattamy Petgor Phase 2)	Map 12(5)	January 17, 2022
2022-037	Part Lot 16, Concession 1, NDS (Timsin Holding Corp.)	Map 12(4)	May 16, 2022
2022-039	3270 Sixth Line (Argo (West Morrison Creek) Ltd.)	Map 12(4)	May 16, 2022
2022-048	3380 Sixth Line (Digram Developments Oakville Inc.)	Map 12(4)	May 16, 2022
2022-029	Part of Lot 15, Concession 1, North of Dundas Street (Cross-trail Estates Inc., Trafalgar Road (Oakville) Developments Limited, TWKD Developments Inc.)	Map 12(5)	June 7, 2022
2022-071	Part of Lot 25, Concession 1, NDS (Oakville Green Development Inc.)	Map 12(3)	June 27, 2022

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2022-059	Part of Lots 17 – 19, Con. 1, NDS, Lower Fourth Development Limited and Pendent Developments Ltd.	Map 12(4)	June 27, 2022
2022-024	Part of Lot 9, Concession 1, N.D.S, Mattamy (Joshua Creek) Ltd. Halton District School Board	Map 12(6)	July 11, 2022
2022-087	Part of Lot 9, Concession 1, NDS, Mattamy (Joshua Creek) Ltd.	Map 12(6)	July 14, 2022
2022-084	407 Dundas GP Inc. 3039-3062 Trailside Drive	Map 12(4)	August 4, 2022
2022-104	Removal of Hold (1005 Dundas Street East and 3033 Eighth Line)	Map 12(6)	September 2, 2022
2022-114	Temporary Use (340 Burnhamthorpe Road East) (1463083 Ontario Ltd.; Vic Hadfield Golf and Learning Centre)	Map 12(5)	September 29, 2022
2022-118	Removal of Hold (formerly 3369 Sixth Line)	Map 12(5)	November 29, 2022
2022-117	Removal of Hold (1235 Wheat Boom Drive)	Map 12(6)	November 30, 2022
2023-017	Part of Lot 24, Concession 1, NDS (Martillac Estates Inc.)	Map 12(3)	LPAT PL170735, January 11, 2023
2023-007	145 Burnhamthorpe Road West, (Hulme Developments Limited), Temporary use	Map 12(4)	February 2, 2023
2023-008	90 Burnhamthorpe Road West (Star Oak Developments Limited)	Map 12(4)	OLT-22-004517, February 6, 2023
2023-018	Part of Lots 17, Con. 1, NDS (Docasa Group Ltd.)	Map 12(4)	OLT-22-004475, March 23, 2023
2023-025	Town-initiated Omnibus Zoning By-law Amendment, File No. 42.26.02	Town-wide	April 4, 2023
2023-013	103 Burnhamthorpe Road West, Sixth Oak Inc.	Map 12(4)	April 17, 2023
2023-036	Part of Lots 8 & 9, Concession 1, North of Dundas Street, Mattamy (Joshua Creek) Limited – Phase 3	Map 12(6)	May 15, 2023
2023-069	3008 William Cutmore Boulevard, Mattamy (Joshua Creek) Limited, “H” Removal	Map 12(6)	May 15, 2023

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2023-014	3269 and 3271 Dundas Street West, bcIMC Realty Corporation c/o QuadReal Property Group	Map 12(1)	June 12, 2023
2023-103	3010 Ernest Appelbe Boulevard, Green Ginger Developments Inc. & Clear-Day Investments Limited, “H” Removal	Map 12(5)	September 11, 2023
2023-169	Blocks 5-15, 51, 57-58, 66, 71 & 79, 24T-12003/1309, Part of Lot 9, Concession 1, NDS, Mattamy (Joshua Creek) Ltd. – Dunoak Phase 2, “H” Removal	Map 12(6)	November 27, 2023
2024-011	Blocks 415 and 418 of Plan 20M-1186, “H” Removal	Map 12(5)	January 30, 2024
2024-012	3270 Sixth Line, Argo (West Morrison Creek) Ltd., “H” Removal	Map 12(4)	January 30, 2024
2024-013	Block 22, Plan 20M-1258 and Block 201, Plan 20M-1255, Martillac Estates Inc., “H” Removal	Map 12(3)	January 30, 2024
2024-044	Part of Lot 8, Concession 1, North of Dundas Street, Argo (Joshua Creek) Developments Ltd., “H” Removal	Map 12(6)	March 19, 2024
2024-063	Part of Lot 16, Concession 1 NDS, Timsin Holding Corp., “H” Removal	Map 12(4)	May 27, 2024
2024-077	455 – 465 Dundas Street West, Plan M1085 BLK 383, Greenpark Group, “H” Removal	Map 12(4)	May 27, 2024
2024-097	Part of Lot 27, Concession 1 Trafalgar NDS, Part 1 20R18562, save & except Part 2 on Exp, Easement over Part 1 on EXP Plan HR1163698, 3000 Hospital Gate	Map 12(2)	June 24, 2024
2024-090	1086 Burnhamthorpe Road East, Rampen Holdings Inc.	Map 12(6)	July 8, 2024
2024-112	Town-initiated Zoning By-law Amendment	Town-wide	July 10, 2024

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Appendices to the By-law (Not Operative Parts of the By-law)

Appendix A: Approximate location of the Conservation Authorities' Regulation Limit
Appendix B: Approximate location of the highway and railway corridors
Appendix C: Approximate location of the pipeline corridors

North Oakville Zoning By-law
2009-189

Passed by Council on November 23, 2009
O.M.B. approved on April 15, 2010, July 14, 2010, and October 25, 2010

A By-law to restrict the *use* of land and the erecting, locating, or using of *buildings* or *structures*, and to regulate the *use* of land, *buildings*, and *structures*.

COUNCIL ENACTS AS FOLLOWS: