

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.

# 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 (2017-025)				
	E1	E2	E3	E4
Adult entertainment establishment		✓ (4)(10)	✓ (4)(10)	
Art gallery (2016-023)	✓ (5)	✓ (6)(7)		✓
Business office	✓	✓	✓ (1)	✓
Bulk storage facility			✓	
Commercial school (PL140317)	✓	✓		✓
Commercial self-storage		✓	✓	✓
Community centre				✓
Conservation use	✓	✓	✓	✓
Contractors establishment	✓	✓	✓	✓
Day care (PL140317)	✓ (5)(17)	✓ (17)		✓ (17)
Drive-through facility	✓ (5)(8)	✓ (6)(7)(8)		✓ (8)
Dry cleaning depot (PL140317)	✓ (5)			✓
Dry cleaning/laundry establishment (PL140317)		✓	✓	
Emergency service facility	✓	✓	✓	✓
Financial institution	✓ (5)	✓ (6)(7)		✓
Food bank	✓	✓		✓
Food production	✓ (2)	✓		✓
Funeral home				✓
Hotel	✓	✓		✓
Manufacturing	✓ (2)	✓	✓	
Medical office	✓	✓		✓
Motor vehicle body shop				✓ (8)(13)
Motor vehicle dealership				✓ (8)(14)
Motor vehicle rental facility				✓ (13)(14)
Motor vehicle repair facility				✓ (13)
Motor vehicle service station				✓ (15)
Motor vehicle storage compound			✓	
Motor vehicle washing facility				✓ (8)(16)

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<b>Table 10.2: Permitted Uses in the Employment Zones (2017-025)</b>				
	<b>E1</b>	<b>E2</b>	<b>E3</b>	<b>E4</b>
<i>Outside display and sales area</i>		✓		✓ (11)
<i>Outside processing</i>			✓	
<i>Outside storage (2021-068)</i>		✓(18)	✓(18)	
<i>Park, public</i>	✓	✓	✓	✓
<i>Parking area, heavy vehicle (2021-068)</i>		✓(18)	✓(18)	
<i>Pet care establishment</i>				✓
<i>Place of entertainment</i>				✓
<i>Place of worship (PL140317)</i>	✓ (5)(12)	✓ (6)(7)(12)		✓ (12)
<i>Public hall</i>	✓	✓		✓
<i>Public works yard</i>		✓	✓	
<i>Rental establishment</i>		✓	✓	✓
<i>Repair shop (2017-025)</i>	✓ (2)	✓	✓	✓
<i>Restaurant</i>	✓ (5)	✓ (6)(7)		✓
<i>Retail propane and transfer facility</i>				✓
<i>Retail store</i>	✓ (5)			✓ (11)
<i>Retail store, accessory and showroom</i>	✓ (3)	✓ (3)	✓ (3)	
<i>School, private (PL140317)</i>	✓	✓ (17)		✓
<i>Service commercial establishment</i>	✓ (5)			✓
<i>Sports facility</i>	✓ (9)	✓ (9)	✓ (2)	✓ (9)
<i>Stormwater management facility</i>	✓	✓	✓	✓
<i>Taxi dispatch</i>	✓	✓	✓	✓
<i>Training facility</i>	✓	✓	✓	✓
<i>Transportation terminal</i>			✓	
<i>Veterinary clinic (PL140317)</i>		✓		✓
<i>Warehousing</i>	✓ (2)	✓	✓	
<i>Waste processing station</i>			✓ (4)	
<i>Waste transfer station</i>			✓ (4)	
<i>Wholesaling</i>		✓	✓	

## 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,

*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.*

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- 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.
  - 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.

*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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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)
18. Permitted only *accessory* to another permitted *use*. (2021-068)

## 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 *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* or *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. (2017-025)
2. The maximum *height* for any *lot* abutting a *highway corridor* shall be 30.0 metres. (2015-018)

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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*.