

PART IV.1

PART IV EMPLOYMENT ZONES

56. EMPLOYMENT ZONE USE DEFINITIONS

- a) "deleted by By-law 2006-002";

57. PERMITTED USES WITHIN EMPLOYMENT ZONES AND MINIMUM PARKING REQUIREMENTS

Subject to compliance with the footnotes in Section 58 and the standards in Section 59 and 61, the following uses only are permitted within enclosed buildings unless otherwise specified in the zones where indicated below. Ancillary uses are permitted within the permitted uses. Ancillary uses are not accessory uses, and accessory uses are not permitted in employment zones. Parking spaces are required to be provided as 1 space per the floor area indicated.

Permitted Uses ✓ means permitted	Footnotes	E1	E2	T1	(a) (b) (e) Minimum Parking 1 space per
General Industrial Operations	19		✓		93m ²
Nightclub	8		✓		(g)
Outside Processing	10, 11, 12, 16, 19		✓		93m ²
Outside Storage	11, 15, 16, 19		✓		93m ²
Railway Siding	11, 12, 13		✓		93m ²
Transportation Terminal	15, 16, 17		✓		93m ²
Vehicle Storage Compound	12, 16		✓		
Waste Processing Station	7		✓		93m ²
Waste Transfer Station	7		✓		93m ²
Administrative Office		✓	✓	✓	Same as main use
Adult Entertainment Establishments	8, 14(c), 20	✓	✓		18m ²
Athletic Facility	6	✓	✓	✓	18m ²

Permitted Uses ✓ means permitted	Footnotes	E1	E2	T1	(a) (b) (e) Minimum Parking 1 space per
Business and Professional Office		✓	✓	✓	34m ²
Daycare	21	✓	✓	✓	1 per staff member
Drive Thru Facility	1	✓	✓	✓	Same as main use (j)
Financial Institution		✓	✓	✓	20m ²
Hotel	4	✓	✓	✓	18m ² (i)(c)
Light Industrial Operations		✓	✓	✓	93m ²
Medical Office		✓	✓	✓	18m ² (f)(k)
Parking – Heavy Vehicles	9	✓	✓	✓	93m ²
Place of Amusement - employment	3, 14(a)	✓	✓	✓	18m ²
Place of Worship		✓	✓	✓	18m ²
Public Hall	1	✓	✓	✓	18m ² (i)
Restaurant	5	✓	✓	✓	10m ² (i)
Service Establishment-Employment		✓	✓	✓	20m ²
Vehicle Dealership	2, 18, 14(d)	✓	✓	✓	20m ²
Vehicle Repair Facility	1, 14(b),18	✓	✓	✓	93m ²
Vocational School	1	✓	✓	✓	18m ²
Commercial School				✓	18m ²
Limited Retail	6			✓	28m ² (h)
Private School	21			✓	(d)
Service Establishment– Commercial				✓	20m ²

58. EMPLOYMENT ZONE PERMITTED USES AND PARKING - FOOTNOTES

1) USE FOOTNOTES:

Distance Separations

1. Not permitted on a lot abutting a residential zone.
2. Not permitted on a lot abutting a residential zone or on a lot abutting on open space zone where such a lot is located on north of the north side of the North Service Road between Third Line and Dorval Drive and between Trafalgar Road and Ninth Line, and south of the south side of Sherwood Heights Drive and South Sheridan Way between Ford Drive and Winston Churchill Blvd.
3. Not permitted on a lot abutting a residential zone except as an ancillary use.
4. Not permitted on a lot within 100m of a residential zone.

5. A patio may not be located within 100m of a residential zone.
6. Not permitted on a lot within 100m of a residential zone except where floor area is less than 1000m².
7. Not permitted on a lot within 800m of a residential zone when dealing with hazardous waste, whether the residential zone is in Oakville or in its neighbouring municipalities;
8. Not permitted on a lot within 800m of a residential zone whether the residential zone is in Oakville or in its neighbouring municipalities;

Yard requirements

9. In an E1 zone, the parking of heavy trucks ancillary to a permitted use may only occupy 40% of the total lot area, and in a T1 zone may only occupy 10% of the total lot area.
10. May not occupy more than 40% of total lot area.
11. Not permitted in any required front yard.

Rail Line and Highway Corridor

12. Only permitted on a lot abutting or within 100m of the CN rail line.
13. Railway sidings must be used for the exclusive use of a permitted use.
- 14 (a) Not permitted abutting the Highway Corridor, except as an ancillary use
14. (b) Not permitted abutting the Highway Corridor, except when located in the same building as a Vehicle Dealership, in which case, the facility must not have service bay doors on a wall facing the lot line separating the property from the highway corridor.
14. (c) Not permitted abutting the Highway Corridor
14. (d) On the Highway Corridor, notwithstanding the definition of vehicles, the outside storage of inventory vehicles is restricted to cars, vans, and light trucks designed to be used for the private transport of passengers only.”
15. Where the parking area or parking area in combination with outside storage exceeds 40% of the total lot area, such use will only be permitted on lots abutting or within 100m of the CN rail line.

B. Outside Storage/Processing

16. Must be screened from public view along all roads abutting the lot by a minimum 1.8m high solid wooden fence or masonry wall.
17. Where outside storage exceeds 1.8m in height, it shall only be located in the rear yard.
18. For vehicle repair facilities, storage for merchandise is permitted provided that no merchandise displayed exceeds 3.05m in height, no merchandise is displayed closer than 3.05m to any lot line or street line and no merchandise displayed adjacent to a building projects further than 4.57m from the face of the building.
19. Notwithstanding anything else herein to the contrary, outside operations and outside storage are permitted in any yard for the manufacture of vehicles on lots larger than 100 ha without screening.

