

**PART IV.1****EMPLOYMENT ZONES****GENERAL PROVISIONS SPECIFIC TO 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. Accessory uses are permitted within the permitted uses. Parking spaces are required to be provided as 1 space per the floor area indicated.

<b>Permitted Uses ✓ means permitted</b>	<b>Footnote</b>	<b>E1</b>	<b>E2</b>	<b>T1</b>	<b>(a) (b) Minimum Parking 1 Space Per</b>
General Industrial Operations	19		✓		93m <sup>2</sup>
Nightclub	8		✓		(e)
Outside Processing	10,11,12,16,19		✓		93m <sup>2</sup>
Outside Storage	11,15,16,19		✓		93m <sup>2</sup>
Railway Siding	11,12,13		✓		93m <sup>2</sup>
Transportation Terminal	15,16,17		✓		93m <sup>2</sup>
Vehicle Storage Compound	12,16		✓		
Waste Processing Station	7		✓		93m <sup>2</sup>
Waste Transfer Station	7		✓		93m <sup>2</sup>
Administrative Office		✓	✓	✓	same as main use
Adult Entertainment Establishments	8,14(c),20	✓	✓		18m <sup>2</sup>

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

## 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 accessory 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 1000m<sup>2</sup>.
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 accessory 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 accessory use
  - (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.
  - (c) Not permitted abutting the Highway Corridor
  - (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.

1) **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 100ha without screening.
20. Shall only be located within a freestanding building as the exclusive use on the lot.
21. Associated outdoor areas are permitted.

2) **PARKING FOOTNOTES:**

- a) A minimum parking requirements for more than one use on a lot shall be the sum total of the parking requirements for each of the uses. For uses located in a building or on a site with multiple tenants, businesses or uses, parking shall be required according to the lesser of the following:
  - i. A minimum parking rate of 1 space per 50m<sup>2</sup> will apply provided that all the following conditions are met:
    - The site is required to be occupied by 5 or more tenants, businesses or uses
    - No one tenant, business or use shall occupy more than 40% of the total floor space of all buildings on the site
    - The total floor space of all buildings on the site must contain a minimum of 5,000m<sup>2</sup>
    - All buildings on the site shall contain 2 storeys or less and may include a basement
    - Restaurants are restricted to 20% of the total floor area of all buildings on the site;

OR

- ii. A minimum parking rate based on the sum total of the parking requirements for each of the uses.
  
- b) Under no circumstances shall there be less than five (5) car parking spaces provided for any lot.
  
- c) One space per 18m<sup>2</sup> of leasable floor area (excluding corridors and bedrooms) plus one car parking space for each bedroom.
  
- d) - For elementary Private Schools – 1 parking space for each 5 persons who can be accommodated in the main places of assembly plus a drop off lane of sufficient length to permit queuing of 10 vehicles. A maximum of 50% of the required parking may be provided on the playground area;  
- For secondary schools - 1 parking space for each member of staff and 1 space for each 5 persons who can be accommodated in the main places of assembly plus a drop off lane of sufficient length to permit queuing of 10 vehicles. A maximum of 50% of the required parking may be provided on the playground area.
  
- e) 1.1 paved car parking spaces for every 4 persons permitted within the design capacity of the building.
  
- f) The first 200m<sup>2</sup> of floor space for limited retail is considered part of the main use for parking purposes; accordingly the 1 per 28m<sup>2</sup> standard applies to floor space for the limited retail beyond the first 200m<sup>2</sup>.
  
- g) A patio associated with a restaurant or public hall will provide the same parking standard as the main use.
  
- h) A continuous queuing space of not less than 2 spaces must be provided which will not impact on the minimum parking requirements and parking accessibility on the lot except drive thru restaurants shall provide a minimum continuous queuing space of 9 spaces with two-thirds of the queuing spaces behind the order board.
  
- i) Except where medical office uses occupy less than 60% of the floor area, in which case the parking standards for a business and professional office use shall apply.

**59. EMPLOYMENT ZONE STANDARDS**

Subject to compliance with the footnotes in Section 60.

<b>REGULATIONS</b>	<b>E1,E2 and T1</b>	<b>FOOTNOTES</b>
<b>MINIMUM LOT AREA (ha)</b>	0.2	
<b>MINIMUM LOT FRONTAGE (m)</b>	30	
<b><u>FRONT YARD</u></b> – REQUIRED MINIMUM SETBACKS (M) -on roads having a road allowance greater than 23m -where front yard abuts Highway Corridor -all other roads	15 27 9	<b>1,2,3,7</b>
<b><u>SIDE YARD</u></b> -where side yard abuts Highway Corridor -all other roads	27 3	
<b><u>FLANKAGE YARD</u></b> -where flange yard abuts Highway Corridor -all lots	27 6	
<b><u>REAR YARD</u></b> -on roads having a road allowance greater than 23m -where rear lot line abuts a residential zone -where rear yard abuts Highway Corridor -abutting a railway -all other roads	7.5 15 27 15 3	
<b><u>BUILDING</u></b> <b><u>HEIGHT (m) - max</u></b> -lots abutting a residential zone, for the portion of the building within 23m of the residential lot line -on lots abutting a residential zone, for the portion of the building beyond 23m of the residential lot line <b><u>FLOOR AREA (m<sup>2</sup>) - maximum</u></b> (x) times lot area	5 11 x = 1	<b>4,8</b>
<b><u>BUFFER STRIP minimum (m)</u></b> -rear yard abutting a highway -all other yards abutting highway corridor -yards abutting residential -all other yards abutting a road	<b>buffer width and location</b> 12.5 5 7.5 3	<b>5</b>
<b><u>LANDSCAPED AREA</u></b> - minimum % of lot area	10%	<b>6</b>
<b><u>ACCESSORY USES</u></b> -total floor area (maximum) -floor area per accessory use -separate direct exterior access	15% of the unit 200m <sup>2</sup> prohibited	

**60. EMPLOYMENT ZONE STANDARDS - FOOTNOTES**

1. Any permanent structure or excavation will be setback a minimum of 10 metres from the limits of a high pressure natural gas pipeline right-of way.
2. Every required yard shall be open and unobstructed from the ground to the sky by any structure, except that a gatehouse may be permitted.
3. Where a parking area or drive is in a yard that abuts any residential zone, a solid board fence, masonry wall or vegetative screening of not less than 1.8m in height must be placed between the parking area or facility and the lot line, and the remaining land between the screening and the lot line must be landscaped, the whole to be maintained in a healthy condition.
4. Maximum building height on all lots within the E1, E2 and T1 zones located 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. - 30 metres.
5. The buffer strip is to be located along the lot line, excluding across driveways.
6. The landscaped area will be provided on the lot, and is in addition to the buffer strip, except where the lot abuts a highway corridor; the buffer strip is included in the landscaped area.
7. Minimum setbacks for existing structures on properties abutting the Highway Corridor are the required setbacks existing for those structures as of the date of the passing of By-Law 2001-007. Any new or replacement structures and any additions, however, shall comply with the setback requirements of this by-law.
8. Rooftop mechanical equipment, mechanical rooms, elevator shafts and stair towers are excluded from the height restriction. Outside rooftop mechanical equipment which exceeds 2m in height, must be setback a minimum of 5m from all edges of the roof upon which it is located.

**61. EMPLOYMENT ZONE REQUIRED BUILDING MATERIALS, FURNISHINGS, WINDOW AND DOOR OPENINGS, GARBAGE CONTAINERS AND LOADING DOCKS**

<b>Building Materials</b> Permitted Uses	Brick, stone, steel (provided the exterior surface has a permanent, coloured factory applied finish), stucco on masonry, glazed block, wood, marble, enamel, glass or composite panels of the foregoing materials.	
Restricted materials	Fabric – only permitted for up to 30 consecutive days within a calendar year	
Roof top equipment	Vents, stacks, louvres, roof ventilators and similar mechanical equipment finished in a colour compatible with adjacent finished materials	
<b>Window and Door Openings</b> -lots abutting residential  -all other lots	- Restricted to 20% of the area of the wall facing a residential zone - No restriction	
<b>Garbage Containers</b>	In Enclosure	No Enclosure
Front Yard	✓	
Side yard	✓	
Flankage	✓	
<b>Read Yard (behind Building)</b>		
(a) Abutting industrial		✓
(b) Abutting commercial		✓
(c) Abutting public uses	✓	
(d) Abutting residential	✓	
<b>Loading Docks</b> A loading dock may not be located on any wall facing the lot line separating the property from the highway corridor or a main road		

62. *deleted by By-Law 2008-051*

**63. NON-CONFORMING USES**

- (1) Within an Employment Zone any existing building or structure or part thereof which does not comply with all of the regulations or standards of this by-law, may be used for another permitted use provided:
  - (i) the building or structure or part thereof lawfully existed on June 13, 2001; and
  - (ii) the required parking is provided.
  
- (2) Within an Employment Zone any use may be expanded within an existing building or structure or part thereof which does not comply with all of the regulations or standards of this by-law provided:
  - (i) the use lawfully existed on the property on June 13, 2001;
  - (ii) the building or structure or part thereof has continuously been used for such purpose; and
  - (iii) the required parking is provided.
  
- (3) Within an Employment Zone a parcel of land that does not meet the frontage or area requirements, or both, for the zone in which it is situated, may be used for a permitted use provided:
  - (i) the parcel was lawfully created; and
  - (ii) all other provisions of this by-law are met.