

A User's Guide to the Zoning By-law

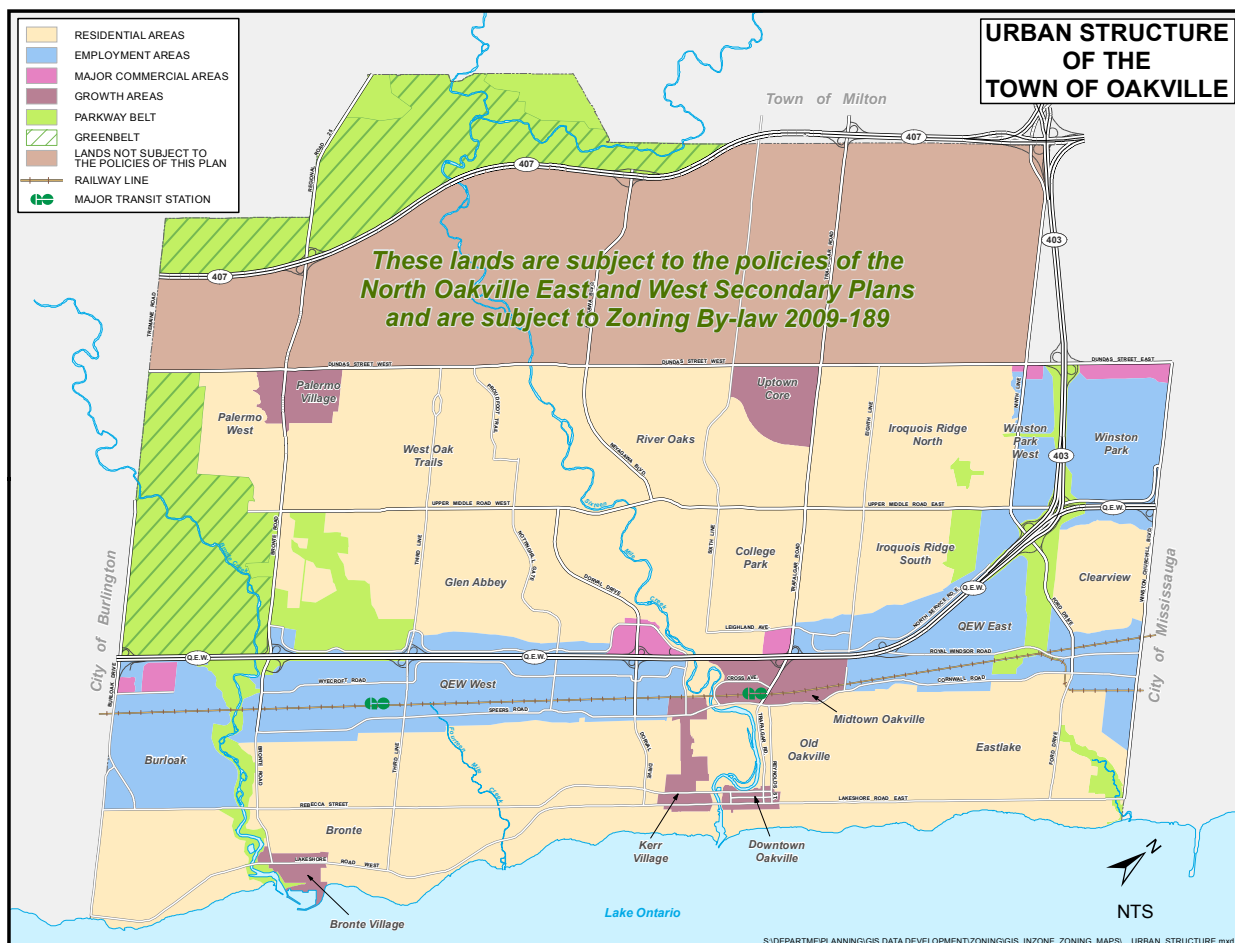
Zoning By-law 2014-014 applies to the lands south of Dundas Street and North of Highway 407. This user guide is intended only to make the By-law easier to understand and reference, and to outline how to use the By-law to find basic zoning information.

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 *Town's* official plan, the Livable Oakville Plan. The zoning by-law puts the Livable Oakville Plan vision and policies into terms, permissions, and numbers that can be measured. The Livable Oakville Plan was unanimously adopted by Council on June 22, 2009, approved with modifications by Halton Region on November 30, 2009, and ultimately approved by the Ontario Municipal Board on May 10, 2011. The Livable Oakville Plan applies to all lands in the *Town of Oakville* south of Dundas Street and north of Highway 407, as shown on the map below.



The overall “urban structure” of Oakville. Lands north of Dundas Street and south of Highway 407 are not subject to the policies of the Livable Oakville Plan. There, the North Oakville Secondary Plans and Zoning By-law 2009-189, both as amended, apply.

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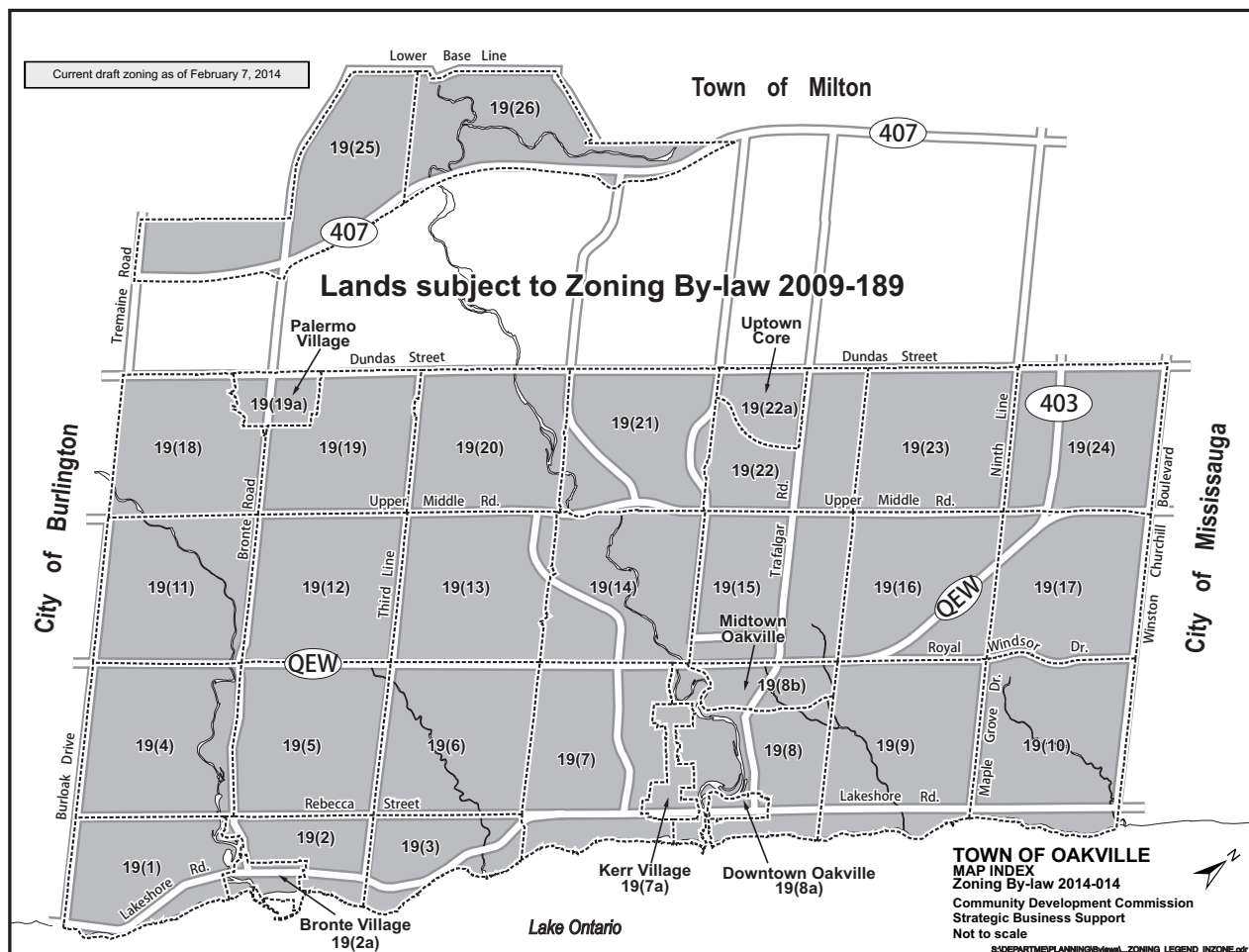
How to Use this By-law

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 Part 19 of the By-law to determine your zone

1. Find the map in Part 19 of the Zoning By-law that shows the applicable property. The By-law is divided into 32 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 “Community Commercial” *Zone* it will be identified as “C2” on the maps.



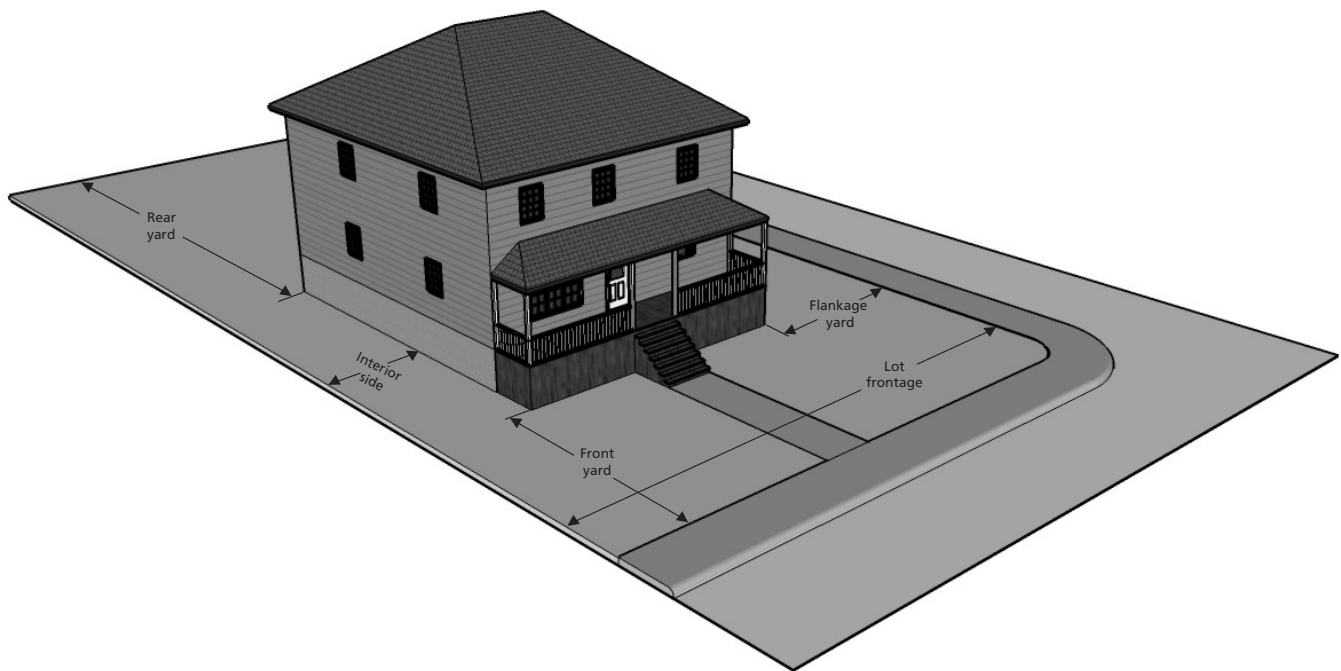
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2. Turn to the appropriate Part of the By-law (Parts 6 through 14) for the use permissions and building regulations applying in your zone.

Parts 6 through 14 of this By-law contain a series of tables. The first tables contain a 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.

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 table. There are multiple tables in the Residential *Zones* because of the wide range of housing forms and styles in Oakville. Other Parts of the By-law have fewer tables. These regulation tables state what standards apply to any *buildings* and *structures* associated with the permitted *use*. Each *zone* has its own column (in the Residential *Zones*, many *zones* have their own table). Using the Community Commercial C2 *Zone* example above, the *lot* size, *yard*, and *height* requirements are shown in the third column of Table 9.2.

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 Parts 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 Part of the By-law (Parts 15 through 18) 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 Part 19; for example, “C2⁵⁴”. These site- or area-specific provisions modify the regulations for lands covered by that provision. These provisions are listed in the appropriate table in Part 15 of the By-law.

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If the property is subject to a Holding Provision, the symbol will be preceded by the letter “H” and a number (i.e. “H1-C2”). 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 Part 16 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 Part 17 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 Part 18 of the By-law.

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

Part 5 of this By-law contains the requirements associated with *motor vehicle parking spaces*, *bicycle parking spaces*, *loading spaces*, and *stacking spaces* with *motor vehicle* queuing (i.e. a *drive-through facility*) or pick-up and drop-off (i.e. school lay-by). 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*.

6. Turn to Part 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 Part 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. Zoning staff in the Building Services department and planning staff in the 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.

About this Consolidation

Zoning By-law 2014-014 was passed by Council on February 25, 2014, and partially deemed in force by the Ontario Municipal Board on February 23, 2015. Since then, additional sections of the By-law have been deemed in force by the Board. As of the date of this consolidation, certain sections of the By-law are not yet in force, as noted throughout the document. The outstanding appeals continue to be adjudicated (OMB File No. PL140317).

This consolidation represents the By-law as it has come into force and consolidates the original passed version of Zoning By-law 2014-014 and the following instruments:

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2014-020	Empire Communities	55, 65 and 71 Speers Road, 66 and 70 Shepherd Road (formerly 521-549 Kerr Street)	April 28, 2014
By-law 2014-025	New Horizon Group (Bronte) Inc.	2480, 2488 and 2496 Old Bronte Road	March 17, 2014
By-law 2014-036	Garden Townes Inc.	113-131 Garden Drive	April 16, 2014
By-law 2014-060	New Horizon Group	3340 Dundas Street West	July 7, 2014
By-law 2014-062, Board Order (OMB File No. PL130321)	Dunpar Developments Inc.	2158, 2168, 2180 and 2192 Trafalgar Road	May 2, 2014
By-law 2014-075	1066834 Ontario Limited	260 Bronte Road	June 9, 2014
By-law 2014-083	1371975 Ontario Limited	3113 Upper Middle Road West	July 7, 2014
By-law 2014-108	Town-initiated housekeeping, (File No. 42.25.10)	Various locations (mapping amendment)	September 8, 2014
By-law 2015-005	Willowbay Rikmar (Ballantry Homes)	2390 Khalsa Gate	January 15, 2015
Board Order (OMB File No. PL140317)	Partial approval of Zoning By-law 2014-014	Town-wide	February 23, 2015
By-law 2015-018	Town-initiated housekeeping, (File No. 42.25.11)	Town-wide	March 9, 2015
By-law 2015-021	1458408 Ontario Ltd.	331 Sheddon Avenue	April 22, 2015
By-law 2015-039	White Oaks Secondary School	1055 and 1075 McCraney Street	April 13, 2015
Board Order (OMB File No. PL140317)	Settlement of appeals by MacLachlan School Educational Group Inc., 394 Lakeshore Oakville Holdings Inc., Cooper Construction Limited, and James McCleary; Withdrawal of appeal by Upper Middle Road GP Inc.	337-339 Trafalgar Road, Lambert Common, 2201 Bristol Circle, 2087 Upper Middle Road East	April 24, 2015

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
Board Order (OMB File No. PL140317)	Settlement of appeals by Coptic Orthodox Patriarchate of Alexandria, the Church of the Virgin Mary and St. Althanasius, and Glenburnie School Inc.; Withdrawal of appeals by Rego Developments and Construction Ltd., and Kenneth and Elaine Nevar	1177 Invicta Drive, 2035 Upper Middle Road East	June 8, 2015
By-law 2015-076	First Gulf Corporation	610 Chartwell Road (formerly 514 South Service Road)	June 15, 2015
By-law 2015-065	Stateview Homes (Ivory Oaks Gates) Inc.	2295 and 2307 Khalsa Gate	July 6, 2015
By-law 2015-067	Chisholm Public School	165 Charnwood Drive	July 6, 2015
By-law 2015-079	Town-initiated housekeeping (File No. 42.25.12)	Town-wide	July 6, 2015
By-law 2015-089, Board Order (OMB File No. PL140317, PL140241)	Trafalgar Oaks Development	156 & 160 Trafalgar Road	June 23, 2015 & December 23, 2015
Board Order (OMB File No. PL140317)	Settlement of appeals by The Oakville Club Limited, The Shawson Group Inc., Ice Twice Rinks Inc., Roczamb Holdings Ltd., and LBS Oakville (1998) Ltd.	56 Water Street and nearby lands, 54 Navy Street, 399 Speers Road, 1111 Speers Road, 1275 - 1535 North Service Road East, Pacific Road and South Service Road West, 410 South Service Road West, 2071 South Service Road West	October 7, 2015
Board Order (OMB File No. PL140317)	Settlement of appeal by Storage Spot Holdings (Oakville) Corp.	2055-2065 Cornwall Road	October 9, 2015
By-law 2015-092, Board Order (OMB File No. PL140240, PL140317)	The Arcop Group	174 Lakeshore Road West, 87 and 91 Brookfield Road	November 20, 2015
Board Order (OMB File No. PL140317)	Settlement of "Employment Matters" appeals	Town-wide, plus Michigan Drive, 501-700 Winston Churchill Boulevard, Wallace Road and York Street, 132 and 136 Allan Street	January 12, 2016
By-law 2016-013	Town-initiated housekeeping (File No. 42.25.14)	Town-wide	January 18, 2016
By-law 2016-029, (OMB File No. PL141015)	Bronte Community Development Corporation	2355 Khalsa Gate	January 21, 2016; further amended on July 19, 2017

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2016-024, Board Order (OMB File No. PL160331, PL170007)	Interim Control By-law	1333 Dorval Drive, Glen Abbey Golf Course	February 1, 2016
By-law 2016-023	Town-initiated housekeeping (File No. 42.25.15)	Town-wide	February 16, 2016
Board Order (OMB File No. PL140317)	Settlement of “Mixed Use Matters” appeals and scoping of town-wide appeals	Town-wide, plus 131-139 Kerr Street and 77 John Street	February 26, 2016
By-law 2016-026	Upper Middle Road Ltd. Partnership	1455 Joshuas Creek Drive	March 21, 2016
Board Order (OMB File No. PL140317)	Settlement of appeal by MM Sam Ltd.	Portions of the Downtown Oakville Heritage Conservation District	April 1, 2016
Board Order (OMB File No. PL140317)	Settlement of appeals by Kayday Inc., Trafalgar Oaks Development Inc., Ballantry Homes and Silwell Developments Ltd. et. al.	164 Trafalgar Road, 165 Dunn Street and Portions of Uptown Core	April 4, 2016
By-law 2016-010	Infrastructure Ontario, Rick Tomulka, Sheridan Lane Holdings Inc.	2087 Upper Middle Road East (“Winston Park West”)	April 18, 2016
By-law 2016-035	Biddington Homes Oakville Inc.	Glenashton Drive; Block 55, Plan 20M-1138	April 18, 2016
By-law 2016-038	9156433 Ontario Inc.	177 and 185 Cross Avenue and 580 Argus Road	April 18, 2016
By-law 2016-049	Fernbrook Homes (Dorval) Ltd.	Tudor Avenue and Military Way; Lots 33-38 and 44-48, Plan 20M-1130	May 16, 2016
By-law 2016-065	Town-initiated housekeeping (File Z.14015.15)	2087 Upper Middle Road East (“Winston Park West”)	June 13, 2016
Board Order (OMB File No. PL140317)	Residential Matters (litigation ongoing)	Residential Zones, except RL1-0	August 25, 2016
Board Order (OMB File No. PL140317)	Settlement of appeal by Loblaw Properties Limited; Withdrawal of appeals by Tandet Management Inc., Centrio Holdings Limited and Marpal Properties Inc.	Dundas Street East and Oak Park Boulevard; 180 Rebecca Street and 173 and 183 Lakeshore Road West	September 27, 2016
Board Order (OMB File No. PL140317)	Parapets and rooftop terraces	Town-wide	September 27, 2016 (Effective Date: April 15, 2016)
By-law 2016-115, Board Order (OMB File No. PL160331, PL170007)	Extension of Interim Control By-law 2016-024	1333 Dorval Drive, Glen Abbey Golf Course	November 1, 2016 (Expiry extended to January 31, 2018)

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2016-012	Fernbrook Homes (Lakeshore) Limited	1215 and 1221 Lakeshore Road West	November 28, 2016
By-law 2016-027	Garden Drive Townes Inc./ Fernbrook Homes, “H” removal	113-131 Garden Drive, 114-136 Maurice Drive and 210 Rebecca Street	November 28, 2016
By-law 2016-112	Peppergate Developments Inc.	2420 Baronwood Drive	November 28, 2016
Board Order (OMB File No. PL140317)	Withdrawal of appeals by Western Regency Construction Inc. and 2335779 Ontario Inc. (formerly Prince Bay Luxury Homes)	Town-wide	December 21, 2016 August 22, 2017
By-law 2017-001	Trinity United Church	1250 McCraney Street East	January 16, 2017
By-law 2017-015	Neilas (54 Shepherd Road) Design, “H” removal	58 and 62 Shepherd Road (formerly 54-60 Shepherd Road)	March 20, 2017
By-law 2017-025, (OMB File No. PL170391)	Town-initiated omnibus amendment (File 42.25.16)	Town-wide	March 20, 2017
By-law 2017-036	Town-initiated housekeeping and technical corrections (File 42.25.17)	105 Garden Drive, 1498 Wallace Road, and the northeast corner of Rebecca Street and Burloak Drive	April 18, 2017
Board Order (OMB File No. PL140317)	Dismissal of appeal by Healthcare Properties Holdings Ltd.	1235 Trafalgar Road and 1226 White Oaks Boulevard	April 21, 2017
Board Order (OMB File No. PL140317)	Dismissal of appeal by Garden Drive Townes Inc. and Grandview Living Inc.	115-159 Garden Drive and 114 Maurice Drive	May 26, 2017
By-law 2017-040	Ahmed Holdings Inc.	2358 Eighth Line	June 12, 2017
Board Order (OMB File No. PL140317)	Withdrawal of appeals by 2167200 Ontario Limited, Emshih Oak Park Inc., Fernbrook Homes, and OS&B Holdings Ltd.	615 Third Line, southeast corner of Oak Park Boulevard and Taunton Road, 1215-1221 Lakeshore Road West, and 2200 Speers Road	August 4, 2017
Board Order (OMB File No. PL140317)	Correction to order issued December 21, 2016; Withdrawal of appeals by Paul Timothy Gardiner and Tabas Realty Capital Limited	2134 Lakeshore Road West, and various locations (RL1-0 Zone);	August 22, 2017
By-law 2017-043	Trustees of Hopedale Presbyterian Church	156 Third Line	October 11, 2017
By-law 2017-075	Memory Care Investments, “H” removal	105 Garden Drive	October 11, 2017
By-law 2017-076	Golden Arch Tech Investments Corporation	2418 Khalsa Gate	October 11, 2017

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2017-087	Sabrina Homes (Burloak Acquisitions) Inc.	181 Burloak Drive	October 11, 2017
Board Order (OMB File No. PL140317)	Settlement of appeal by Victor Enns, Joyce Enns and 1442839 Ontario Ltd.	1300, 1316, 1326 and 1342 Bronte Road	November 9, 2017
By-law 2017-107	East Sovereign GP Inc.	2286, 2296 & 2298 Sovereign Street and 124, 126 & 128 East Street	December 5, 2017
By-law 2017-114	Former Brantwood Public School	221 Allan Street	December 5, 2017
By-law 2017-116	Del Ridge (West Harbour) Inc., “H” removal	28, 36 and 42 Lakeshore Road West, and 88 and 94 Chisholm Street	December 5, 2017
By-law 2017-124	Cortel Group / Trafalgar Heights Inc.	278 Dundas Street East	December 5, 2017
By-law 2017-131	Former Hospital Site	291 and 327 Reynolds Street	December 5, 2017
By-law 2018-017	RoofTop Terraces	Town-wide	February 12, 2018
By-law 2018-037	Short-Term Accommodation	Town-wide	March 19, 2018
By-law 2018-049	Menkes Developments Ltd. / Halton Catholic District School Board	Block 75, Plan 20M827; Block 47, Plan 20M881; Block 212, Plan 20M858	April 19, 2018
By-law 2018-056	DiCarlo Homes	2136 and 2148 Trafalgar Road	April 19, 2018
By-law 2018-062	DM Oakville Investments Inc. and 2593811 Ontario Inc.	121 and 125 East Street	May 14, 2018
By-law 2018-069	Belyea Developments Inc.	2311, 2319 and 2323 Belyea Street	May 14, 2018
By-law 2018-053	Halton Catholic District School Board	2123 Hixon Street	June 11, 2018
By-law 2018-081	Town-initiated Housekeeping	1388 Dundas Street West	June 11, 2018
By-law 2017-017 (LPAT File No. PL170594)	2378224 Ontario Ltd.	231 and 237 Rebecca Street	July 6, 2018
By-law 2018-106	Regional Municipality of Halton	2115-2195 North Service Road West	August 7, 2018
By-law 2018-119	Premier Operating Corporation Limited	2331 Ninth Line	September 10, 2018
Tribunal Order (LPAT File No. PL140317)	Settlement of appeals on landscaping requirements	Town-wide	October 30, 2018
By-law 2019-003	Polco Investments Ltd. and 1275921 Ontario Ltd.	891 Progress Court	February 11, 2019
By-law 2019-018	70 Old Mill Road, “H” Removal	70 Old Mill Road	February 11, 2019

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Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2019-036 (LPAT File No. PL180396)	IMH Queens Ltd.	297 Queens Avenue	April 29, 2019, December 23, 2019
By-law 2019-020	RioCan	240 Leighland Avenue	May 13, 2019
By-law 2019-029	47 Nelson Street	47 Nelson Street	May 13, 2019
By-law 2019-053	79 Wilson Street	79 Wilson Street	May 13, 2019
By-law 2019-085	Acclaim Health and Community Care Services	2250 Speers Road	September 9, 2019
By-law 2019-125	Sillwell Developments	Block 15 and Part of Block 4, Plan 20M-1032, Hays Boulevard and Oak Walk Drive	December 2, 2019
By-law 2020-015	2500674 Ontario Inc., “H” Removal	2136 and 2148 Trafalgar Road	February 10, 2020
By-law 2020-065	James and Elizabeth Knowlton, “H” Removal	79 Wilson Street	June 16, 2020
By-law 2020-039	Town-initiated Zoning By-law Amendment to permit patios (File 42.25.19)	Town-wide	June 22, 2020
By-law 2020-095	Modern Skyline Corporation, “H” Removal	158 Trafalgar Road (formerly 156 and 160 Trafalgar Road)	September 8, 2020
By-law 2020-043 (LPAT File No. PL200624)	JRB – 109 Reynolds Holdings Ltd.,	109 Reynolds Street	September 8, 2020 September 24, 2021
By-law 2021-010	Southbound Developments (Oakville) Inc., “H” Removal	Lots 27, 28, 29 and 30, Plan M-8	January 18, 2021
By-law 2021-021	Town’s Former Public Works Site	2264, 2274, 2320 Trafalgar Road	February 8, 2021
By-law 2021-019	Palermo Pub Patio Tent	2512 Old Bronte Road	February 8, 2021
By-law 2021-002	Zancor Oakville Ltd, “H” Removal	2444 – 2468 Old Bronte Road	March 8, 2021
By-law 2021-020	11673092 Canada Inc	PT LT 11, CON 1 TRAF SDS, AS IN 619277 Town of Oakville and Block 117, Plan 20M706 Town of Oakville	March 8, 2021
By-law 2021-023	St Paul’s United Church	454 Rebecca Street and 109 Sybella Drive	March 8, 2021
By-law 2021-071	Brixen Developments, “H” Removal	2430 Old Bronte Road	May 10, 2021
By-law 2021-068	Town-initiated Omnibus Zoning By-law Amendment (File No. 42.25.20)	Town-wide	May 10, 2021

About this Consolidation

Instrument	Name of Amendment	Location	Date of Passage / Issue Date
By-law 2021-083	Matam Holdings Inc. (Mattamy Homes), “H” Removal	1388 Dundas Street West	May 25, 2021
By-law 2021-084	Bronte Green Corp., “H33” Removal	Plan 20M-1223, Part of Lots 28, 29, and 30, Concession 2, SDS, Town of Oakville	June 7, 2021
By-law 2020-073 (LPAT File No. PL200331)	API Development Consultants Inc.	Part of Lot 17, Concession 2 Trafalgar South of Dundas Street	July 6, 2020, June 16, 2021
By-law 2021-121	677 Burloak GP Inc.,	Part of Lot 35, Concession 3 and Blocks 4 and 22, Registered Plan 20M-1005 Town Of Oakville	September 13, 2021
By-law 2021-124	Town Initiated	2175 Cornwall Road	October 4, 2021
By-law 2021-049	Kamato Holdings Limited	1226-1230 White Oaks Blvd and 350 Lynnwood Drive	December 7, 2021
By-law 2022-006	Randall Oakville Developments Ltd., Church Oakville Developments Ltd.	150 Randall Street, 125 Navy Street and 143 Church Street	January 18, 2022
By-law 2022-003	2477 Old Bronte Developments Inc., “H” Removal	Part of Lot 30, Concession 1	February 15, 2022
By-law 2022-013	Amico Properties Inc./ Spruce Partners Inc.	LTS 3,5,6,7, BLK 96, Pl 1; PT LTS 1,2,4,8, BLK 96, PL 1, Part 1, 20R 5584, Except Parts 1,2, 20R 7085; Pt Head St, PL 1, Part 3, 20R 5584, as Closed By Bylaw BL457 And Except Part 1, 20R 11789	March 7, 2022
By-law 2022-047	2317511 Ontario Inc.	70 Old Mill Road	May 2, 2022
By-law 2022-052	FHCT Holdings (Ontario) Corporation	281 and 291 Cornwall Road (formerly 271 Cornwall Road and 485 Trafalgar Road)	May 16, 2022
By-law 2022-073 (OLT-21-001195)	Branthaven West Oak Inc.	Block 107	May 25, 2022
By-law 2022-079 (OLT-22-002121)	The Ashton Inc.	315 Glenashton Drive	July 4, 2022
By-law 2022-088	Acclaim Health and Community Care Services	Part Lot 28, Concession 3, SDS	July 11, 2022
By-law 2022-081	2266 Lakeshore LP	2262-2266 Lakeshore Road West and 83 East Street	July 26, 2022

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- Appendix C: Approximate location of the pipeline corridors

Consolidated to March 31, 2022

**Town of Oakville Zoning By-law
2014-014**

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: