



**Zoning By-law**

May 2013

Maps must be read together with Zoning By-law text

- Zoning
- Property Boundary
- Railway
- Hydro Line
- River
- Map Sheet Boundary



703	704	705	706	707
712	713	714	715	716
721	722	723	724	725

Current Page    Pages with Zoning

## Zoning By-law for the City of Toronto

### (1) Use - E Zone

In the E zone, the following uses are permitted:

Ambulance Depot  
**Animal Shelter**  
**Artist Studio**  
**Automated Banking Machine**  
Bindery  
Building Supply Yards  
Carpenter's Shop  
Cold Storage  
**Contractor's Establishment**  
**Custom Workshop**  
Dry Cleaning or Laundry Plant  
**Financial Institution**  
Fire Hall  
**Industrial Sales and Service Use**  
**Kennel**  
**Laboratory**  
**Manufacturing Use** if it is not one of the following:  
1) Abattoir, Slaughterhouse or Rendering of Animals Factory;  
2) Ammunition, Firearms or Fireworks Factory;  
3) Asphalt Plant;  
4) Cement Plant, or Concrete Batching Plant;  
5) Crude Petroleum Oil or Coal Refinery;  
6) Explosives Factory;  
7) **Industrial Gas Manufacturing;**  
8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;  
9) **Pesticide or Fertilizer Manufacturing;**  
10) **Petrochemical Manufacturing;**  
11) Primary Processing of Gypsum;  
12) Primary Processing of Limestone;  
13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;  
14) Pulp Mill, using pulpwood or other vegetable fibres;  
15) **Resin, Natural or Synthetic Rubber Manufacturing;**  
16) Tannery  
Office  
**Park**  
**Performing Arts Studio**  
**Pet Services**  
Police Station  
Printing Establishment  
**Production Studio**  
**Public Works Yard**  
**Service Shop**  
**Software Development and Processing**  
**Warehouse**  
**Wholesaling Use**

### 60.20.20.20 Permitted Use - with Conditions

#### (1) Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

**Body Rub Service (32)**  
**Cogeneration Energy (26)**  
**Crematorium (33)**  
**Drive Through Facility (5,21)**  
**Eating Establishment (3,19,30)**  
Metal Factory involving Forging and Stamping (25)

**Open Storage (10)**  
**Public Utility (27,29)**  
**Recovery Facility (8)**  
**Recreation Use (7)**  
**Renewable Energy (26)**  
**Retail Service (3)**  
**Retail Store (4,30)**  
**Shipping Terminal (11)**  
**Take-out Eating Establishment (3,30)**  
**Transportation Use (28)**  
**Vehicle Depot (6)**  
**Vehicle Fuel Station (16,30)**  
**Vehicle Repair Shop (23)**  
**Vehicle Service Shop (17,31)**  
**Vehicle Washing Establishment (18)**

**60.20.20.100 Conditions**

(1) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(2) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(3) Eating Establishment, or Take-out Eating Establishment and Retail Service

In the E zone, the total interior floor area of eating establishments, take-out eating establishments and retail services may not exceed the greater of:

- (A) 300 square metres; or
- (B) 10% of the gross floor area of the buildings on the lot to a maximum of 500 square metres.

(4) Retail Store - together with Manufacturing Use

In the E zone, a retail store is subject to the following:

- (A) it must be associated with a permitted manufacturing use;
- (B) it must be separated from the permitted manufacturing use by a floor to ceiling wall that prevents public access; and
- (C) the interior floor area may not exceed 20% of the interior floor area of the manufacturing use on the lot.

(5) Drive Through Facility

In the E zone, a drive through facility must be on a lot that fronts on a major street on the Policy Areas Overlay Map.

(6) Vehicle Depot

In the E zone, a vehicle depot must be on a lot that is at least 70 metres from a lot in the Residential Zone category or the Residential Apartment Zone category.

(7) Recreation Use

In the E zone, a recreation use must be on a lot that fronts a major street on the Policy Areas Overlay Map.

(8) Recovery Facility

In the E zone, a recovery facility:

- (A) may not be:
  - (i) an asphalt recovery facility;
  - (ii) a concrete recovery facility;
  - (iii) a heavy metal recovery facility (arsenic, lead, mercury and cadmium);
  - (iv) a hazardous chemical recovery facility;
  - (v) a petrochemical recovery facility;
  - (vi) an industrial gas recovery facility;
  - (vii) a rubber recovery facility; and

Zoning By-law for the City of Toronto

(viii) an asbestos **recovery facility**;

(B) must be located at least 70.0 metres from a **lot** in the Residential Zone category or the Residential Apartment Zone category; and

(C) the separating or sorting of materials must be within a wholly enclosed **building**.

(9) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(10) Open Storage

In the E zone:

(A) **open storage**:

(i) must be associated with a permitted use other than a **recovery facility**;

(ii) may not be located in a yard that abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category;

(iii) may not be in the **front yard**;

(iv) must be a minimum of 7.5 metres from any **lot line**;

(v) must be less than 30% of the **lot area**;

(vi) may be no higher than the permitted maximum height of a **building on the lot**; and

(vii) must be enclosed by a fence; and

(B) **open storage** may be for **recyclable material** and waste.

(11) Shipping Terminal

In the E zone, a **shipping terminal** must be on a **lot** that is at least 70.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category.

(12) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(13) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(14) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(15) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(16) Vehicle Fuel Station

In the E zone, a **vehicle fuel station** must comply with the specific use regulations in Section 150.92.

(17) Vehicle Service Shop

In the E zone, a **vehicle service shop** must comply with the specific use regulations in Section 150.94.

(18) Vehicle Washing Establishment

In the E zone, a **vehicle washing establishment** must comply with the specific use regulations in Section 150.96.

(19) Eating Establishment

In the E zone, an **eating establishment** must comply with the specific use regulations in Section 150.100.

(20) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(21) Drive Through Facility

In the E zone, a **drive through facility** must comply with the specific use regulations in Section 150.80.

(22) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(23) Vehicle Repair Shop

In the E zone, a **vehicle repair shop** must be on a **lot** that is at least 100.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category.

(24) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(25) Metal Factory involving Forging and Stamping

In the E zone, a metal factory that involves forging or stamping of metal must be on a **lot** that is at least 70.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category.

(26) Renewable Energy Production or Cogeneration Energy Production

In the E zone, **renewable energy** production or **cogeneration energy** production must be in combination with

another permitted use on the **lot**, and comply with all Municipal, Provincial and Federal by-laws, statutes and regulations.

(27) Public Utility

In the E zone, a **public utility** may not be a sewage treatment plant.

(28) Transportation Use

A **building** or **structure** on a **lot** in the E zone and used as a **transportation use** must comply with all regulations for a **building** on that **lot**.

(29) Public Utility

In the E zone, a **public utility** must be enclosed by walls and comply with the permitted maximum **lot coverage**, required minimum **building setbacks** and permitted maximum height for a **building**, if it is:

- (A) an electrical transformer station; or
- (B) a natural gas regulator station.

(30) Retail Store and Eating Establishment together with Vehicle Fuel Station

In the E zone:

(A) a **retail store** on a **lot** with a **vehicle fuel station** is subject to the following:

- (i) the **retail store** must be a convenience store;
- (ii) the **interior floor area** of the **vehicle fuel station**, **retail store**, **eating establishment** or **take-out eating establishment** may not exceed 300 square metres; and
- (iii) the convenience **retail store** may remain on the **lot** as long as the **vehicle fuel station** use exists; and

(B) For the purposes of regulation (A) above, a convenience store is **premises** where products such as engine oil, washer fluid, road salt, packaged or canned food products, newspapers and magazines are sold.

(31) Vehicle Service Shop - Open Storage

In the E zone, a **vehicle service shop** may have **open storage** if it is:

- (A) less than 20% of the area of the **lot** that is not covered by wholly enclosed **buildings**; and
- (B) enclosed by a fence.

(32) Body Rub Service - Separation Distance

In the E zone, a **lot** that has a **body rub service** must be:

- (A) at least 100.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category; and
- (B) at least 500 metres from a **lot** with a **public school**, **private school**, or **place of worship**, or a **lot** in a IS zone or IPW zone; and
- (C) at least 500 metres from a **lot** that has an **adult entertainment** use or 100 metres from a **lot** that has a **body rub service**.

(33) Crematorium

In the E zone, a **crematorium** must be a minimum of 300 metres from a **lot** that is not in the EL, E, EH or UT zone.

## 60.20.30 Lot Requirements

### 60.20.30.20 Lot Frontage

(1) Minimum Lot Frontage for Lots in the E zone

In the E zone, the required minimum **lot frontage** is 20.0 metres.

### 60.20.30.21 Lot Frontage Exemptions

(1) Permitted Lot Frontage for Lawfully Existing Lots