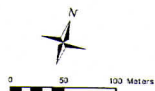


Zoning By-law

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