



Basic Zoning Report

**105 BROCKHOUSE RD,
ETOBICOKE, M8W2W8**

Toronto, ON

Report by [LandLogic.ai](https://www.landlogic.ai)













My location

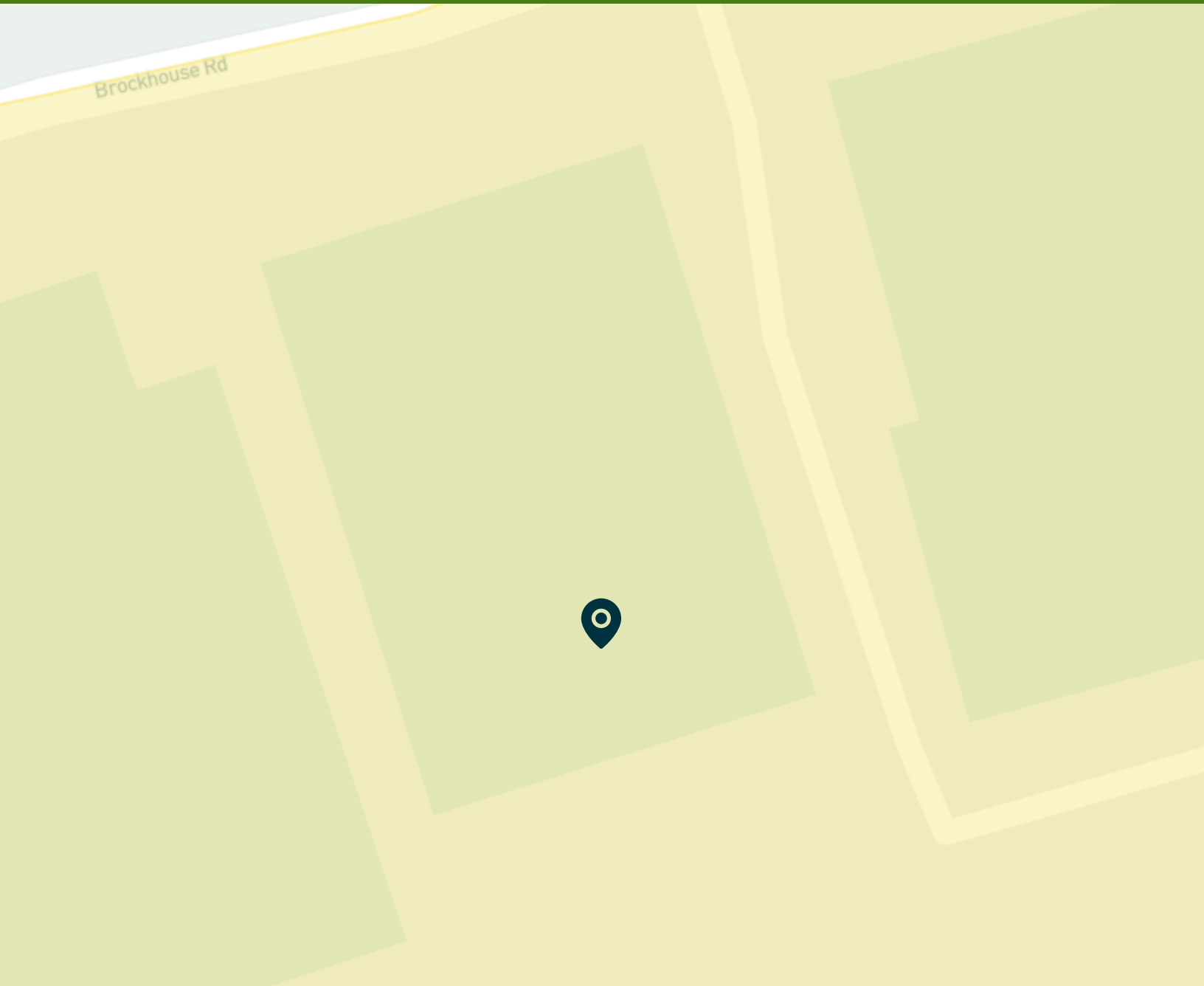
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Overview

Located on the northwestern shore of Lake Ontario, Toronto is Canada's largest city, serving as the provincial capital and a vibrant cultural hub. With a diverse population exceeding 2.9 million, it's celebrated for its multiculturalism, showcased through its array of neighborhoods, cuisines, and festivals. Toronto is the anchor of the Golden Horseshoe region which hosts 9.7 million people. Iconic landmarks such as the CN Tower and the historic Casa Loma castle, offer panoramic views and rich history, while the city's bustling financial district highlights its economic significance. Toronto is also renowned for its extensive network of green spaces, including High Park and the Toronto Islands, providing residents and visitors with ample opportunities for outdoor recreation amidst an urban landscape.

 Municipality	Toronto
 Upper tier municipality	-
 Ward name	Etobicoke-Lakeshore
 Ward number	3
 Community	Alderwood
 Census Area (CMA or CA)	Toronto
 Lot	LOT 8
 Concession	CON 3 SOUTHERN DIVISION FRONTING LAKE ONTARIO
 Geographic Township Name	ETOBICOKE
 Forward sortation area	M8W

Zone designation



Zoning code

E

Zoning name

Employment Industrial

10 m



Permitted uses

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
- ✓ 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

With conditions

- ! Body Rub Service
- ! Cogeneration Energy
- ! Crematorium
- ! Drive Through Facility
- ! Eating Establishment
- ! Manufacturing Use
- ! Marihuana Production Facility
- ! Metal Factory involving Forging and Stamping
- ! Open Storage
- ! Outdoor Patio
- ! Public Utility
- ! Recovery Facility
- ! Recreation Use
- ! Renewable Energy
- ! Retail Service
- ! Retail Store
- ! Shipping Terminal
- ! Take-out Eating Establishment
- ! Transportation Use
- ! Vehicle Depot
- ! Vehicle Fuel Station

- ! Vehicle Repair Shop
- ! Vehicle Service Shop
- ! Vehicle Washing Establishment

Permitted ancillary structures and uses



Ancillary Building or Structure

Additional considerations



General provision

Consider reviewing [Chapter 5 \(Regulations Applying to all Zones\)](#) for baseline regulations. Notable sections in this By-law include:

- 5.10.20 Permitted Uses
- 5.10.20.1(1) City Services
- 5.10.20.1(2) Ancillary Uses
- 5.10.40 Principal Building Requirements
- 5.10.40.1(1) Non-Complying Building or Structure Damaged by Acts Beyond Owner's Control
- 5.10.40.1(2) Non-Complying Building or Structure - Restoration to a Safe Condition
- 5.10.60 Ancillary Buildings and Structures
- 5.10.175 Fence

Definitions

Dwellings



Apartment Building

Means a building that has five or more dwelling units, with at least one dwelling unit entirely or partially above another, and each dwelling unit has a separate entrance directly from outside or through a common inside area. A building that was originally constructed as a detached house, semi-detached house or townhouse and has one or more secondary suites is not an apartment building.



Building or Structure

Means a wholly or partially enclosed structure with a roof supported by walls, columns, piers or other structural systems. A vehicle is not a building.



Detached

Means a building that has one dwelling unit occupying the entire building.



Duplex

Means a building that has two dwelling units, with one dwelling unit entirely or partially above the other. A detached house that has a secondary suite, is not a duplex.



Fourplex

Means a building that has four dwelling units, with at least one dwelling unit entirely or partially above another. A detached house, semi-detached house or townhouse that has one or more secondary suites is not a fourplex.



Mixed Use Building

Means a building with a dwelling unit and a non-residential use. A residential building is not a mixed use building.



Semi-Detached

Means a building that has two dwelling units, and no dwelling unit is entirely or partially above another.



Townhouse

Means a building that has three or more dwelling units, and no dwelling unit is entirely or partially above another. A detached house or semi-detached house that has one or more secondary suites is not a townhouse.



Triplex

Means a building that has three dwelling units, with at least one dwelling unit entirely or partially above another. A detached house or semi-detached house that has one or more secondary suites is not a triplex.

Definitions

Defined Terms

Ancillary	Means naturally and normally incidental, subordinate in purpose or floor area, and exclusively devoted to a permitted use, building or structure.
Density	Means the ratio of the number of bedrooms, dwelling units or co-living units to one net developable hectare of lot area or per lot.
Develop or Development	Develop or Development means to: <ol style="list-style-type: none">1. Create a new lot;2. Create a new use;3. Convert to a different use;4. Alter landscaped open space, a landscaped berm, a planing strip or any other landscaping feature required pursuant to this By-law;5. Construct driveways, drive aisles, parking spaces, parking lots or loading spaces on a lot; and6. Alter, enlarge, erect, build, construct, reconstruct, relocate, renovate, or restore buildings or parts thereof.
Dwelling Unit	Means living accommodation for a person or persons living together as a single housekeeping unit, in which both food preparation and sanitary facilities are provided for the exclusive use of the occupants of the unit.

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