



The new City-wide Zoning By-law 569-2013 was enacted on May 9, 2013. It has been appealed under section 34(19) of the Planning Act. Even though it is under appeal, the City's Chief Building Official and the Committee of Adjustment will apply the new By-law to applications filed after its enactment. Please consult with your advisors to determine whether the new by-law has any impact.

Amendments to By-law 569-2013 have been incorporated into this [office consolidation](#). The original by-law and its amendments are with the City Clerk's office.

Zoning By-law
No. 569-2013, as
amended (office
consolidation),
is available in
PDF format from
the
[Zoning By-law
569-2013
homepage](#)

City of Toronto Zoning By-law 569-2013, as amended (Office Consolidation)

Version Date: July 31, 2023 - Including City-wide Amendments up to April 1, 2024

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Chapter 60 Employment Industrial

60.20 Employment Industrial Zone (E)

60.20.1 General

60.20.1.10 Interpretation

(1) [Application of This Section](#)

The regulations in Section 60.20 apply to all lands, uses, **buildings** and **structures** in the E zone.

(2) [Interpretation of the Employment Industrial Zone Symbol](#)

The zone symbol on the Zoning By-law Map for Employment Industrial Zones consists of the letter E indicating the primary land use permitted in the respective zone.

(3) [Interpretation of the E Zone Label](#)

In the E zone, the numerical value following the zone symbol in the zone label indicates the permitted maximum floor space index of all land uses on a **lot**.

60.20.20 Permitted Uses

60.20.20.1 General

(1) [Lawfully Existing Place of Worship](#)

In the E zone, a **lawfully existing place of worship** is permitted if it is on a **lot** with a **front lot line** or **side lot line** abutting a major **street** on the Policy Area Overlay Map; and

(A) any expansion or addition to the **place of worship building** must comply with Section 150.50 and the requirements for the E zone; and

(B) it may be replaced with a new **place of worship building** if it complies with Section 150.50 and the requirements for the E zone.

(2) [Sorting Activities in an Enclosed Building](#)

In the E zone, the separating or sorting of **recyclable materials** must take place within a wholly enclosed **building**.

60.20.20.10 Permitted Use

(1) [Use - E Zone](#)

	<u>Zone</u>	In the E zone, the following uses are permitted:
	<u>Category</u>	Ambulance Depot
60.10	<u>Employment</u>	Animal Shelter
	<u>Light</u>	Artist Studio
	<u>Industrial</u>	Automated Banking Machine
	<u>Zone (EL)</u>	Bindery
60.20	<u>Employment</u>	Building Supply Yards
	<u>Industrial</u>	Carpenter's Shop
	<u>Zone (E)</u>	Cold Storage
60.20.1	<u>General</u>	Contractor's Establishment
60.20.1.10	<u>Interpretation</u>	Custom Workshop
60.20.20	<u>Permitted</u>	Dry Cleaning or Laundry Plant
	<u>Uses</u>	Financial Institution
60.20.20.1	<u>General</u>	Fire Hall
60.20.20.10	<u>Permitted Use</u>	Industrial Sales and Service Use
60.20.20.20	<u>Permitted Use</u>	Kennel
- with	<u>Conditions</u>	Laboratory
60.20.20.100	<u>Conditions</u>	All Manufacturing Uses except:
60.20.30	<u>Lot</u>	1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
	<u>Requirements</u>	2) Ammunition, Firearms or Fireworks Factory;
60.20.30.20	<u>Lot Frontage</u>	3) Asphalt Plant;
60.20.30.21	<u>Lot Frontage</u>	4) Cement Plant, or Concrete Batching Plant;
	<u>Exemptions</u>	5) Crude Petroleum Oil or Coal Refinery;
60.20.40	<u>Principal</u>	6) Explosives Factory;
	<u>Building</u>	7) Industrial Gas Manufacturing ;
	<u>Requirements</u>	8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
60.20.40.10	<u>Height</u>	9) Pesticide or Fertilizer Manufacturing ;
60.20.40.11	<u>Height</u>	10) Petrochemical Manufacturing ;
	<u>Exemptions</u>	11) Primary Processing of Gypsum;
60.20.40.70	<u>Setbacks</u>	12) Primary Processing of Limestone;
60.20.40.71	<u>Setbacks</u>	13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
	<u>Exemptions</u>	14) Pulp Mill, using pulpwood or other vegetable fibres;
60.20.50	<u>Yards</u>	15) Resin, Natural or Synthetic Rubber Manufacturing ;
60.20.50.10	<u>Landscaping</u>	16) Tannery
60.20.60	<u>Ancillary</u>	Office
	<u>Buildings and</u>	Park
	<u>Structures</u>	Performing Arts Studio
60.20.60.1	<u>General</u>	Pet Services
60.20.60.10	<u>Location</u>	Police Station
60.20.80	<u>Parking</u>	Printing Establishment
60.20.80.20	<u>Setbacks</u>	Production Studio
		Public Works Yard
		Service Shop
		Software Development and Processing
		Warehouse
		Wholesaling Use [By-law: OMB PL130592]
		60.20.20.20 Permitted Use - with Conditions
		(1) <u>Use with Conditions - E Zone</u>
		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 (1,19,30)
		Marihuana production facility (2)
		Metal Factory involving Forging and Stamping (25)
		Open Storage (10)
		Outdoor Patio (9)
		Public Utility (27,29)
		Recovery Facility (8)
		Recreation Use (7)
		Renewable Energy (26)
		Retail Service (3)

60.20.90	<u>Loading</u>	Retail Store (4,30)
60.20.90.10	<u>Location</u>	Shipping Terminal (11)
60.20.90.11	<u>Location</u>	Take-out Eating Establishment (1,30)
	<u>Exemptions</u>	Transportation Use (28)
60.20.90.40	<u>Access to</u>	Vehicle Depot (6)
	<u>Loading</u>	Vehicle Fuel Station (16,30)
	<u>Space</u>	Vehicle Repair Shop (23)
60.20.90.41	<u>Access to</u>	Vehicle Service Shop (17,31)
	<u>Loading</u>	Vehicle Washing Establishment (18) [By-law: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]
	<u>Space</u>	
	<u>Exemptions</u>	
60.30	<u>Employment</u>	60.20.20.100 Conditions
	<u>Heavy</u>	(1) <u>Eating Establishment and Take-out Eating Establishment</u>
	<u>Industrial</u>	In the E zone, the total interior floor area of all eating establishments and take-out eating establishments on a lot may not exceed 500.0 square metres. [By-law: 1198-2019]
	<u>Zone (EH)</u>	(2) <u>Marihuana Production Facility</u>
60.40	<u>Employment</u>	In the E zone, a marihuana production facility must comply with the specific use regulations in Section 150.60. [By-law: 0403-2014] [By-law: 1124-2018]
	<u>Industrial</u>	(3) <u>Retail Service</u>
	<u>Office Zone</u>	In the E zone, the total interior floor area of retail services on a lot may not exceed the greater of:
	<u>(EO)</u>	(A) 300.0 square metres: or
Chapter 80	<u>Institutional</u>	(B) 10 percent of the gross floor area of the buildings on the lot to a maximum of 500.0 square metres. [By-law: 1198-2019]
Chapter 90	<u>Open Space</u>	(4) <u>Retail Store - together with Manufacturing Use</u>
Chapter 100	<u>Utility and</u>	In the E zone, a retail store :
	<u>Transportation</u>	(A) must be associated with a permitted manufacturing use on the same lot ; and
Chapter 150	<u>Specific Use</u>	(B) the total interior floor area of all retail stores on a lot may not exceed 20 percent of the gross floor area of the permitted manufacturing use . [By-law: 1198-2019]
	<u>Regulations</u>	(5) <u>Drive Through Facility</u>
Chapter 200	<u>Parking</u>	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.
	<u>Space</u>	(6) <u>Vehicle Depot</u>
	<u>Regulations</u>	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.
Chapter 220	<u>Loading</u>	(7) <u>Recreation Use</u>
	<u>Space</u>	In the E zone, a recreation use must be on a lot that fronts a major street on the Policy Areas Overlay Map.
	<u>Regulations</u>	(8) <u>Recovery Facility</u>
Chapter 230	<u>Bicycle</u>	In the E zone, a recovery facility :
	<u>Parking</u>	(A) may not be:
	<u>Space</u>	(i) an asphalt recovery facility ;
	<u>Regulations</u>	(ii) a concrete recovery facility ;
Chapter 280	<u>Special</u>	(iii) a heavy metal recovery facility (arsenic, lead, mercury and cadmium);
	<u>Districts -</u>	(iv) a hazardous chemical recovery facility ;
	<u>Downtown</u>	(v) a petrochemical recovery facility ;
Chapter 300	<u>Special</u>	(vi) an industrial gas recovery facility ;
	<u>Districts -</u>	(vii) a rubber recovery facility ; and
	<u>Centres</u>	(viii) an asbestos recovery facility ;
Chapter 400	<u>Special</u>	(B) must be located at least 70.0 metres from a lot in the Residential Zone category or the Residential Apartment Zone category; and
	<u>Districts -</u>	(C) the separating or sorting of materials must be within a wholly enclosed building .
		(9) <u>Outdoor Patio</u>
		In the E zone, an outdoor patio :

	<u>Avenues</u>
Chapter 500	<u>Special Districts - Heritage</u>
Chapter 600	<u>Regulations for Overlay Zones</u>
Chapter 800	<u>Definitions</u>
Chapter 900	<u>Site Specific Exceptions</u>
Chapter 970	<u>Appendices</u>
Chapter 990	<u>Zoning By-law Map</u>
Chapter 995	<u>Overlay Maps</u>

- (A) must be combined with one of the following uses and located on the same **lot** or abutting **lot** that permits an **outdoor patio**:
- (i) **Eating Establishment**;
 - (ii) **Retail Store**; and
 - (iii) **Take-out Eating Establishment**.
- (B) must be no closer to a **lot line** than the required minimum **rear yard setback** or **side yard setback** for a **building**;
- (C) may not be located on land required for **loading spaces, driveways, or landscaping**;
- (D) may have a maximum area that is the greater of:
- (i) 50.0 square metres; or
 - (ii) 50 percent of the **interior floor area** of the **premises** it is combined with.
- (E) may be used to provide entertainment such as performances, music and dancing, if it is located on a **lot** abutting a major **street** on the Policy Areas Overlay Map, and provided the **outdoor patio** is not located above the first **storey** of the **building** and the entertainment area does not exceed the greater of 10 percent of the **outdoor patio** area or 5.0 square metres;
- (F) must be set back at least 30.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (G) despite regulation (F) above, an **outdoor patio** located above the first **storey** of the **building**, must be at least 40.0 metres, measured horizontally, from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (H) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category the **outdoor patio** must have a fence installed along the portion of the **outdoor patio** parallel to the **rear lot line**;
- (I) if a **lawfully existing outdoor patio** is closer to a **lot** than required in (F) or (G) above, that **lawful** distance from a **lot** in the Residential Zone category or Residential Apartment Zone category is the minimum distance for that **lawfully existing outdoor patio** from that **lot**; and
- (J) is not permitted on a **lot** located in the area bounded by Laird Avenue on the west, Vanderhoof Avenue and the Don River to the north, Don Mills Road to the east and Overlea Boulevard to the south. [By-law: 1198-2019]. [By-law: 1153-2023]
- (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) a hydro electrical transformer station; or [By-law: OMB PL130592 February 7, 2017]
- (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

In the E zone, if the **lawful lot frontage** of a **lawfully existing lot** is less than the required minimum **lot frontage**, that **lawful lot frontage** is the minimum **lot frontage** for that **lawfully existing lot**.

(2) Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** on a **lot** referred to in regulation 60.20.30.21(1) must comply with all other regulations in this By-law or be authorized by a Section 45 Planning Act minor variance. [By-law: 1774-2019]

60.20.40 Principal Building Requirements

60.20.40.10 Height

(1) Maximum Height - E Zone

In the E zone, if a **lot** is in an area that:

- (A) has a numerical value following the letters "HT" on the Height Overlay Map, the permitted maximum height of any **building** or **structure** on the **lot** is the numerical value following the letters "HT", in metres; or
- (B) has no numerical value following the letters "HT" on the Height Overlay Map:
 - (i) the permitted maximum height of an office **building**, or portion of a **building** used as office is 20.0 metres; and
 - (ii) no maximum height requirement applies to a **building** that has permitted uses other than an office use.

(2) Height of Buildings and Structures - Green Roof

In the E zone, a parapet wall for a **green roof** may exceed the permitted maximum height for a **building** by 2.0 metres.

60.20.40.11 Height Exemptions

(1) Permitted Height for Lawfully Existing Buildings

In the E zone, if the **lawful** height of a **lawfully existing building** or **structure** is greater than the permitted maximum height, that **lawful** height is the maximum height for that **lawfully existing building** or **structure**.

(2) Additions to Lawfully Existing Buildings -- Height

Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation 60.20.40.11(1) must comply with the permitted maximum height or be authorized

by a Section 45 Planning Act minor variance.

60.20.40.70 Setbacks

(1) Minimum Front Yard Setback for Lots in the E Zone

In the E zone, the required minimum **front yard setback** is 3.0 metres.

(2) Minimum Side Yard Setback for Lots in the E Zone

In the E zone, the required minimum **side yard setback** is 3.0 metres.

(3) Minimum Rear Yard Setback for Lots in the E Zone

In the E zone, the required minimum **rear yard setback** is 7.5 metres.

(4) Minimum Building Setback for Lots in the E Zone abutting the Residential Zone Category or Residential Apartment Zone Category.

In the E zone:

(A) the required minimum **building setback** from a **lot line** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category is 15.0 metres; and

(B) a **structure** that is not a **building** may be no closer than 15.0 metres from a **lot line** that abuts a **lot** in the Residential Zone category or the Residential Apartment Zone category.

(5) Building Setback Exemptions for Loading at Railway Tracks in an E zone

Despite regulations 60.20.40.70(2) and (3), in the E zone, a **building** or **structure** used for loading or unloading of railway cars has no required minimum **building setback** from a **side lot line** or **rear lot line** that abuts the railway right-of-way. [By-law: 1124-2018]

60.20.40.71 Setbacks Exemptions

(1) Permitted Setbacks for Lawfully Existing Buildings

In the E zone, if the **lawful building setback** of a **lawfully existing building** or **structure** is less than the required minimum **building setback** from:

(A) a **front lot line**, that **lawful building setback** is the minimum **front yard setback** for that **lawfully existing building** or **structure**;

(B) a **rear lot line**, that **lawful building setback** is the minimum **rear yard setback** for that **lawfully existing building** or **structure**; or

(C) a **side lot line**, that **lawful building setback** is the minimum **side yard setback** for that **lawfully existing building** or **structure**.

(2) Required Setbacks for Additions to Lawfully Existing Buildings

Any addition or extension to a **lawfully existing building** or **structure** referred to in regulation 60.20.40.71(1) may be set back from the **front lot line**, **rear lot line** or **side lot lines** to the same extent as the **main walls** of the **lawfully existing building** or **structure** be authorized by a Section 45 Planning Act minor variance. [By-law: 420-2023]

60.20.50 Yards

60.20.50.10 Landscaping

(1) Soft Landscaping - Street Lot Line Requirement

In the E zone, any **lot line** abutting a **street** must have a minimum 3.0 metre wide strip of **soft landscaping** along the entire length of the **lot line**, excluding land used for **driveways** and walkways.

60.20.60 Ancillary Buildings and Structures

60.20.60.1 General

(1) Ancillary Building and Structure - Compliance

In the E zone, **ancillary buildings** and **structures** must comply with the requirements for a **building** or **structure**.

60.20.60.10 Location

- (1) Location of Buildings or Structures Used for the Purpose of a Gatehouse, Scale, Weigh-house, Fire Pump House or Other Security Purpose in the E Zone

In the E zone, a **building** or **structure** used as a gatehouse, scale, weigh-house, fire pump house or other security purpose is:

- (A) permitted in the **front yard**; and
- (B) not subject to the required minimum **front yard**, **side yard** and **rear yard building setbacks**.

60.20.80 Parking

60.20.80.20 Setbacks

- (1) Parking Space to be Set Back from a Lot Line

A **parking space** that is not in a **building** or **structure** must be at least 0.5 metres from a **lot line**.

60.20.90 Loading

60.20.90.10 Location

- (1) Loading Space Location

A **loading space** may not be in:

- (A) a **front yard**;
- (B) a **side yard** abutting a **street**; or
- (C) any **side yard** or **rear yard** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category.

60.20.90.11 Location Exemptions

- (1) Loading Space Location Exemption

If a **lawfully existing building** has a **lawful loading space** that does not comply with the **loading space** location requirements in regulation 60.20.90.10(1), that **lawful loading space** is exempt from regulation 60.20.90.10(1).

60.20.90.40 Access to Loading Space

- (1) Access to Loading Space on a Lot in the E Zone

In the E zone:

- (A) if a **lot** abuts a **lane**, **vehicle** access to a **loading space** must be from the **lane**;
- (B) if a **corner lot** does not abut a **lane** and it has at least one **lot line** abutting a **street** which is not a major **street** on the Policy Areas Overlay Map, **vehicle** access to a **loading space** must be from the **street** which is not a major **street**; and
- (C) if a **lot** is not a **lot** described in (A) or (B), **vehicle** access to a **loading space** may be from the **street** on which the **lot** fronts.

- (2) Access Through a Main Wall to a Loading Space

A **loading space** located in a **building** may not have its **vehicle** access through a **main wall** that faces a **street**.

60.20.90.41 Access to Loading Space Exemptions

- (1) Access to Loading Space Exemption for Buildings on Lots in the E Zone

In the E zone, if a **lawfully existing building** has a **lawful** entrance to a **loading space** that does not comply with regulation 60.20.90.40(1) or Article 220.5.20, that **lawful** entrance is permitted.

- (2) Access Through a Main Wall to a Loading Space Exemption

If a **lawfully existing building** has a **lawful** entrance to a **loading space** in a **main wall** facing a **street**, that **lawful loading space** is exempt from regulation 60.20.90.40(2).