

SECTION 9 - INDUSTRIAL DISTRICTS

(I1, I2, I3, I4, IC, T and Tr) (425-93)

(1) **PERMITTED USES**

- (a) No person shall, within an I1, I2, I3, I4, IC, T or Tr district, use a *lot* or erect or use a building or structure for any purpose except one or more of the uses where permitted by the chart in paragraph (f) and subject to qualifications where indicated. (425-93) (1995-0492)
- (b) Each use permitted by the chart is subject to:
 - (i) the qualifications, if any, in subsection (2) to be complied with before the use is permitted;
 - (ii) the regulations in section 4;
 - (iii) the regulations in subsection (3);
 - (iv) the exceptions in section 11; and
 - (v) the exceptions in section 12;
 - (vi) any provision of a by-law referred to in section 13 that conflicts with a provision of this by-law; and
 - (vii) the exceptions (including the exceptions in section 12 and the by-laws referred to in section 13) referred to in section 15 - the Index of Exceptions - and identified as to municipal addresses.
- (c) A use is permitted by the chart when the letter "P" is set in the line opposite the designation of the use but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" is set.
- (d) A use is permitted by the chart when the letter "q" followed by a number or numbers is set in the line opposite the designation of the use but only:
 - (i) in the use district or districts designated at the top of the column or columns intersecting the line where the letter "q" followed by a number or numbers is set; and
 - (ii) subject to the qualification or qualifications in subsection (2) bearing the number or numbers that follow the letter "q".

- (e) (i) Uses *accessory* to a use that is permitted by the chart are themselves permitted by the chart as *accessory* uses when an asterisk is set in the line opposite the designation of the use and in the column under the heading "Acc." but only in the use district or districts designated at the top of the column or columns intersecting the line where the letter "P" or the letter "q" is set; and (425-93)
- (ii) Notwithstanding subparagraph (i), motor vehicle parking spaces, whether required by the by-law or not, shall only be provided in a parking facility that is permitted in the zoning district where it is located. (425-93)
- (f) Following is the chart:

CHART

(a) RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
none								
(b) NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
(i) PARKS, RECREATION, PLACES OF AMUSEMENT AND ASSEMBLY								
<i>club</i>	*					P		
commercial and municipal baths	*					P		
<i>concert hall</i> (1994-0601)	*					P		
<i>place of amusement</i>	*					P		
<i>place of assembly</i> (1994-0601)	*					P		
arena, stadium, race track (1994-0601)	*					P		
<i>public park</i>	*	P	P	P	P	P		
(ii) COMMUNITY SERVICES, CULTURAL AND ARTS FACILITIES								
<i>clinic</i>	*	P	P	P		P		
<i>community centre</i>	*					P		
<i>community health centre</i> (1994-0532)	*	P	P	P		P		

(b)	NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
	<i>day nursery</i>	*	P	P	P		P		
	fire hall	*		P	P		P		P
	<i>place of worship</i> (1994-0532)	*					P		
	police station	*		P	P		P		P
(iii)	GENERAL INSTITUTIONS								
	<i>post office</i>	*	q1	P	P		P		
	<i>union hall</i>	*	P	P	P		P		
(iv)	RETAIL AND SERVICE SHOPS								
	auctioneer's premises	*					P		
	<i>bake-shop</i>	*					P		
	<i>branch of a bank or financial institution</i>	*	q1	P	P		P		
	<i>brew-on-premises establishment</i>	*	P	P	P		P		
	<i>caterer's shop</i> (1997-0422)	*		P	P		P		
	<i>dry-cleaner's distributing station</i>	*		P	P		P		
	<i>dry-cleaning shop</i>	*	q1	P	P		P		
	<i>duplicating shop</i>	*	P	P	P		P		
	<i>laundry shop</i>	*					P		
	newsstand	*	q1	P	P		P		
	pawnbroker's shop	*					P		
	<i>personal grooming establishment</i>	*	q1	P	P		P		
	<i>pet shop</i>	*					P		

(b)	NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
	<i>private art gallery</i>	*					P		
	<i>restaurant (1996-0028)</i>			q2	q2		q2		
	<i>retail store</i>	*					P		
	<i>showroom (527-1998)</i>	*	q29	q29	q29		q29		
	<i>service, rental or repair shop</i>	*	q1	P	P		P		
	<i>tailoring shop</i>	*	q1	P	P		P		
	<i>take-out restaurant</i>	*		q2	q2		P		
(v)	WORKSHOPS AND STUDIOS								
	<i>artist live/work studio</i>	*	P				P		
	<i>artist's or photographer's studio</i>	*	P	P	P		P		
	<i>communications and broadcasting establishment</i>	*	P	P	P		P		
	<i>custom workshop</i>	*	P	P	P		P		
	<i>data processing establishment (1997-0422)</i>	*		P	P		P		
	<i>designer's studio (1997-0422)</i>	*	P	P	P		P		
	<i>industrial computer service</i>	*	P	P	P		P		
	<i>laboratory, class A</i>	*	P	P	P		P		
	<i>performing arts studio</i>	*	P	P	P		P		
	<i>publisher</i>	*	P	P	P		P		
	<i>software, design and development establishment</i>	*	P	P	P		P		

(b)	NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
(vi)	OFFICES								
	office	*					P		
(vii)	AUTOMOBILE RELATED USES								
	<i>automobile service and repair shop</i> (1997-0280)	*		q4	q4		q4		
	<i>automobile service station</i> (1997-0280)	*		q4	q4		q4		
	<i>car washing establishment</i>	*		P	P		P		
	<i>commercial parking lot</i> (581-93)	*	q3	q3	q3		q3		
	<i>motor vehicle repair shop, class A</i> (1997-0280)	*		q4	q4		q4		
	<i>motor vehicle repair shop, class B</i> (1997-0280)	*			q4		q4		
	<i>parking area</i> (1994-0532)	*	P	P	P	P	P	P	P
	<i>parking garage</i>	*	P	P	P	P	P		P
	<i>parking station</i>	*	q3	q3	q3	q3	q3	P	q3
	<i>private commercial garage</i>	*		P	P	P			P
	<i>private garage</i>	*	P	P	P	P	P		P
	<i>sales or hire garage</i>	*		P	P		P		
	<i>taxicab stand or station</i>	*		P	P		P		
(viii)	PUBLIC								
	<i>city yard, class A</i>	*		P	P				P
	<i>city yard, class B</i>	*				P			
	<i>generating station</i>	*				P			

(b)	NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
	public commercial scales	*		P	P	P			
	public incinerator or refuse destructor	*				P			
	public harbour works including public wharves, lighthouses and beacons	*			P				
	pumping station	*		P	P	P			
	<i>sewage disposal plant</i>	*				P			
	waterworks	*	P	P	P				
(ix)	WAREHOUSING AND STORAGE								
	<i>cold storage locker plant</i>	*					P		
	cold storage plant	*	P	P	P		P		
	<i>contractor's yard</i>	*			P				
	<i>food warehouse</i>	*		P	P				
	<i>food wholesaling establishment</i>	*		P	P				
	<i>fuel storage tank</i>	*				P			
	<i>open storage of raw materials yard</i>	*				P			
	<i>open storage yard</i>	*		P	P				
	<i>recycling shop</i>	*		P	P				
	<i>recycling yard</i>	*				P			
	<i>storage warehouse, class A</i>	*	P	P	P		P		
	<i>storage warehouse, class B</i>	*				P			
	<i>wholesale fuel supply yard</i>	*				P			
	<i>wholesaling establishment- general</i>	*	P	P	P		P		

(b)	NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
(x)	INDUSTRIAL WORKSHOPS								
	bookbinder's shop	*	P	P	P		P		
	<i>carpenter's shop</i>	*	P	P	P		P		
	<i>cleaning plant</i>	*		P	P				
	<i>contractor's shop, class A</i>	*	P	P	P		P		
	<i>contractor's shop, class B</i>	*		P	P				
	<i>laboratory, class B</i>	*				P			
	<i>sheet metal shop</i>	*	P	P	P		P		
	<i>welder's shop</i>	*	P	P	P		P		
(xi)	SALES OUTLET								
	<i>builder's supply yard</i>	*		P	P				
	<i>open air market</i>	*					P		
(xii)	TRANSPORTATION, DISTRIBUTION AND RELATED USES								
	any administrative, engineering, maintenance, repair or storage use related to the operations of the Toronto Transit Commission and Go Transit (1995-0492)	*							P
	<i>bread distributing depot</i>	*		P	P				
	bus station	*			P				
	cartage, express or truck transport yard or terminal for one or more highway transportation companies or organizations	*			P				

(b)	NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
	<i>commercial stable</i>	*			P				
	<i>courier service</i>	*		P	P				
	<i>industrial catering service</i>	*		P	P				
	<i>postal sorting station</i>	*		P	P				
	public transit	*	P	P	P	P	P	P	P
	railway, including service and repair yards	*			P	P		P	P
	railway station	*		P	P	P		P	P
	railway tracks	*	P	P	P	P	P	P	P
	retail coal, coke and wood yard	*			P				
	<i>security service and business equipment</i>	*		P	P				
	shipping, trans-shipping or distributing depot	*		P	P				
(xiii)	MANUFACTURING AND RELATED USES								
	<i>animal by-products plant</i>	*				P			
	<i>animal food factory</i>	*			P				
	<i>bakery</i>	*		P	P				
	brewery	*	P	P	P				
	<i>canning factory</i> (fruits, vegetables)	*			P				
	<i>ceramics factory</i>	*	P	P	P		P		
	<i>cereal food products factory</i>	*			P				
	<i>chemical products factory</i>	*				P			

(b) NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
<i>concrete batching and mixing yard</i>	*				P			
<i>dairy products plant</i>	*			P				
<i>distillation plant</i>	*				P			
<i>distillery</i>	*			P				
<i>electronic equipment factory</i>	*		P	P				
<i>fur goods factory</i>	*	P	P	P		P		
<i>garment factory</i>	*	P	P	P		P		
<i>gas plant, class A</i>	*			P				
<i>gas plant, class B</i>	*				P			
<i>gelatine factory</i>	*			P				
<i>manufacturing plant</i>	*	P	P	P				
<i>meat products plant</i>	*			P				
<i>metal products factory</i>	*			P				
<i>metal wares factory</i>	*	q2	P	P		q2		
<i>non-metallic minerals plant</i>	*				P			
<i>packaging plant</i>	*	P	P	P		P		
<i>pharmaceutical factory</i>	*			P				
<i>pharmaceutical factory - secondary</i>	*	P	P	P		P		
<i>photographic plant</i>	*		P	P				
<i>plastic products factory</i>	*		P	P				
<i>plastic products factory - secondary</i>	*	P	P	P		P		
<i>printing plant</i>	*	P	P	P		P		

(b)	NON-RESIDENTIAL USES	Acc.	I1	I2	I3	I4	IC	T	Tr
	<i>rubber products factory</i>	*				P			
	soft drink bottling works (1997-0422)	*		P	P				
	tannery	*			P				
	<i>textile factory</i>	*		P	P				
	<i>vegetable food products factory</i>	*		P	P				
	<i>vegetable oils plant</i>	*			P				
	<i>wholesale dyeing plant</i>	*		P	P				
	winery	*	P	P	P				
	<i>wood products factory</i>	*		P	P				
(xiv)	MISCELLANEOUS USES								
	<i>animal hospital</i> (1997-0422)	*		P	P		P		
	<i>commercial school</i>	*	P	P	P		P		
	<i>crisis care facility</i>	*	P						
	<i>drive-through facility</i> (779-2002)		q5	q5	q5		q5		
	<i>market gardening</i>	*	P	P	P		P		
	<i>newspaper plant</i>	*		P	P		P		
	<i>ornamental structure</i>	*	P	P	P	P	P		
	<i>pinball or electronic game machine establishment</i>	*				P			
	<i>trade school</i> (581-93)	*		P	P		P		

(425-93) (1995-0492) (1997-0422)

SECTION 9 - INDUSTRIAL DISTRICTS

(I1, I2, I3, I4, IC, T and Tr) (425-93)

(2) **QUALIFICATIONS TO BE COMPLIED WITH BEFORE CERTAIN USES ARE PERMITTED IN INDUSTRIAL DISTRICTS**

1. A *branch of a bank or financial institution, a dry-cleaning shop, a newsstand, a personal grooming establishment, a post office, a service, rental or repair shop and a tailoring shop* are permitted provided they are at, partly above or partly below *grade*. (425-93)
 2. A *restaurant, take-out restaurant and a metal wares factory* are permitted uses provided:
 - (i) in the case of a *restaurant* and a *take-out restaurant* in an I2 and I3 district and a *metal wares factory* in an I1 district, the use does not exceed a *non-residential gross floor area* of 475 square metres and only one *restaurant* or *take-out restaurant* is provided; (1996-0028)
 - (ii) in the case of a *restaurant* or *take-out restaurant*, a *patio* is permitted except where, on any *lot* that abuts a *lot* in an R district or that is separated from a *lot* in an R district by a *street* less than 5 metres in width, no person shall use for the purposes of a *patio*:
 - A. any portion of the *lot* located between the rear wall of a building containing a *restaurant* or *take-out restaurant* and the *rear lot line*; or
 - B. any part of the roof of a building containing a *restaurant* or *take-out restaurant*; and (1996-0028)
- (425-93)
- (iii) in the case of a *restaurant* or *take-out restaurant* on any *lot* that abuts a *lot* in an R district or that is separated from a *lot* in an R district by a *street* of 6.1 metres or less in width, no person shall use any building or portion of a building for the purpose of a *restaurant* or *take-out restaurant* or combination of them where the *non-residential gross floor area* of the building or portion thereof used for *restaurant* or *take-out restaurant* purposes exceeds 400 square metres. (1996-0028)
3. A *parking station* or a *commercial parking lot* are permitted uses provided:
 - (i) deleted by By-law 1994-0532.
 - (ii) any lights used for illumination are so arranged as to divert the light away from adjacent premises;

- (iii) a non-flexible guard rail or fence, or a wall is erected along the portions of the boundary abutting a *street*, excluding the portions used for access; or
- (iv) a fence of opaque construction, between 1.68 metres and 2 metres in height is erected on any boundary abutting a *lot* in an R district or a *lot* on which a *dwelling unit* is located.

(425-93)

4. an *automobile service and repair shop*, *automobile service station*, *motor vehicle repair shop*, *Class A* and a *motor vehicle repair shop*, *Class B* are permitted uses, provided:

- (i) a fence of opaque construction not less than 1.68 metres and not exceeding 2.0 metres in height is erected on any boundary abutting a *lot* in a R district or a *lot* on which a building containing a *dwelling unit* is located;
- (ii) a non-flexible guard rail, fence or wall not exceeding 0.9 metres in height is erected on any boundary abutting a *street*, excepting only any portion of the boundary used for access;
- (iii) not more than twenty per cent (20%) of the outdoor surface area of the *lot* containing that use is used for storage, including a garbage storage and disposal area; and
- (iv) where there is an outdoor storage area, it is enclosed by a fence not less than 1.68 metres and not exceeding 2.0 metres in height.

(1997-0280)

5. a *drive-through facility* is a permitted use where a minimum distance of 30 metres separates all points of the *drive-through facility* including *stacking lanes* from the boundary of any *lot* in any use district permitting residential uses. (779-2002)

6. to 25. (inclusive) deleted by By-law 425-93.

26. Enacted by By-law 193-91 (not in force).

27. Enacted by By-law 193-91 (not in force).

28. Deleted by By-law 425-93.

29. A *showroom* is a permitted use, provided:

- (i) it does not include sales to the public.

(527-1998)

SECTION 9 - INDUSTRIAL DISTRICTS

(I1, I2, I3, I4, IC, T and Tr) (425-93)

(3) REGULATIONS APPLYING TO INDUSTRIAL DISTRICTS

PART I - DENSITY

1. Deleted by By-law 425-93.

2. Maximum non-residential gross floor area: symbol D

No person shall erect or use a *non-residential building* or *non-residential structure* on a *lot* in an I, IC or Tr district having a greater *non-residential gross floor area* than the product of the *lot* area multiplied by the number following the symbol D as shown on the District Map for the zone in which the *lot* is located.

(425-93)

3. Maximum non-residential gross floor area for certain uses: symbol N

Subject to regulation 2, no person shall erect or use a building on a *lot* in which the *non-residential gross floor area* or portion of the *non-residential gross floor area* used for any of the uses in the list at the end of this regulation exceeds the product of the *lot* area multiplied by the number following the symbol N as shown on the District Map for the zone in which the *lot* is located. (1994-0532)

The following is the list:

a bake-shop, take-out restaurant, restaurant, caterer's shop, tailoring shop, dry-cleaning shop, dry-cleaner's distributing station, laundry shop, branch of a bank or financial institution, personal grooming establishment, retail store, pawnbroker's shop, pet shop, auctioneer's premises, service, rental or repair shop, fire hall, police station, open air market, office, post office, private art gallery, club, place of amusement, commercial baths, clinic, commercial school, community centre, day nursery, public park not including a stadium or arena, union hall, trade school, automobile service station, taxicab stand or station, car washing establishment, cold storage locker plant, animal hospital, ornamental structure, and any use that is accessory to any of the foregoing uses.

(425-93)

4. Deleted by By-law 1997-0422.

PART II - SETBACKS

1. Setback from front lot lines: I1 district

No person shall, on a *lot* in an I1 district, erect or use a building or structure closer to the *front lot line* than half the shortest distance between the main front wall of a *residential building* adjoining the *lot* and the *front lot line* of the *lot* upon which the *residential building* is erected and, in the case of a building or structure between two *residential buildings* or structures, the average of the shortest distance between the main front walls of the buildings and their *front lot lines*, and the front yard area shall either be maintained as *landscaped open space* or shall have a properly drained hard surface.

2. Separation of buildings and structures from R district

(a) No person shall, within a T, Tr, I1, I2, I3, I4, or IC district, erect or use a *non-residential building* or structure so that part of the building or structure, above *grade*, is closer than three metres to a *lot* wholly within an R district other than an R4 and R4A district in the *Central Core*. (445-88) (425-93) (1995-0492)

(b) Paragraph (a) does not apply to an *accessory* building or structure that is four metres or less in *height*, measured from the natural or finished elevation of the ground, whichever is the lower.

3. Separation of propane tank from R district

No person shall erect or use a tank for the storage of propane for sale at an *automobile service station* within 7.5 metres of an R district unless the tank is separated from the R district by an unpierced wall or fence of non-combustible construction having a *height* of 1.7 metres above the level of the ground adjoining the tank.

PART III - OPEN SPACE

none

PART IV - PARKING

none (425-93)

PART V - LOADING/STORAGE

1. Open storage: I1 district

No person shall, on a *lot* in an I1 district, use or maintain an open storage area, except for *accessory* parking as permitted by this by-law in the district.

PART VI - PORCHES/ADDITIONS

none

PART VII - MINIMUM LOT FRONTAGE AND/OR LOT SIZE

none

PART VIII - FRONTING OF BUILDINGS

1. I and Tr buildings and structures: frontage on lane, alley, driveway or right-of-way: I and Tr districts (425-93)

Where either limit of a public or private lane, alley, driveway or right-of-way constitutes the boundary or part of the boundary between an I or Tr district and an R district, no person shall, in an I or Tr district, use land or erect or use a building or structure on land that fronts on the lane, alley, driveway or right-of-way for an I or Tr use if the only means of access to the land is by the lane, alley, driveway or right-of-way. (425-93)

PART IX - CONVEYANCE UNDER PLANNING ACT, 1990 (425-93)

none

PART X - SIGNS

none

PART XI - EXCEPTIONS TO PERMITTED USES: RESTRICTIONS ON USE

1. Two or more IC, I uses on a lot: applicable district requirements

Notwithstanding any other provisions of this by-law, where a use or proposed use of a *lot*, building or structure is composed of two or more I uses that are separately classified for different I districts, none of those uses shall be construed as *accessory* to another of those uses, but the permissible district for the composite use is, in the case of uses in IC, I1, I2 and I3 districts, the less restricted district in the case of a combination of two I uses or the least restricted district in the case of a combination of more than two I uses, and where one use is classified as I4, the permissible district for the composite use is in all cases an I4 district. (425-93)

2. Restrictions on I and IC buildings and structures and non-residential uses: flankage adjoining R district or separated by less than 12 metre street: I and IC districts

Where an I or IC district, or a portion thereof, fronts on one *street* and has a flankage on another *street*, and the flankage either adjoins an R district or is separated there from by a *street* less than 12 metres in width, no person shall: (425-93)

- (i) on a *lot* in the I or IC district, erect or use an I or IC building or structure fronting on or gaining an entrance from the flanking *street*, except a service entrance, an entrance to a residential portion of the building or structure or an entrance or exit required by the Ontario Building Code, or (425-93)
- (ii) use the *lot* for an I or IC use that gains an entrance from the flanking *street*. (425-93)

For the purpose of determining the flankage of an I or IC district or portion thereof, the boundary of the I or IC district or portion of the I or IC district, that abuts a *street* and also adjoins an R district or is separated therefrom by a *street* less than 12 metres in width is deemed to be the flankage. (425-93)

This regulation does not apply to a *lot* in the *Central Core* south of Bloor Street East and Bloor Street West.

3. No building over four storeys for certain uses (425-93)

- (a) No person shall erect or use a building or structure exceeding four *storeys* in *height* for a plant for the distillation of tar or petroleum or any of their products; a *chemical products factory* for the manufacture or packaging of paint, lacquer, varnish or synthetic rubber; a *gas plant, class B* for the manufacture of propane, hydrogen, acetylene or other such explosive or inflammable gas; a distillery. (425-93)
- (b) No person shall erect or use a building or structure exceeding four *storeys* in *height* for the bulk storage of any of the goods, wares, merchandise, substances, articles or things mentioned in paragraph (a).

4. No I building or structure unless wholly enclosed (425-93)

No person shall, on a *lot* in an I1 district, erect or use an I building or structure including an *accessory* loading area that is not *wholly enclosed*.

5. Deleted by By-law 1997-0422.

6. to 22. inclusive, deleted by By-law 425-93.