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8.2.1 E1 to E3 Permitted Uses and Zone Regulations

All **buildings** and **structures** shall comply with the provisions contained in Parts 1 to 3 and **Section 8.1** of this By-law, and the **uses** and zone regulations specified within the applicable zone column contained in **Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations**.

Table 8.2.1 - E1 to E3 Permitted Uses and Zone Regulations

([0358-2007](#)), ([0325-2008](#)), ([0191-2009](#)/OMB Order 2010 May 05), ([0379-2009](#)), ([0297-2013](#)), ([0050-2013](#)/LPAT Order 2020 June 08) ([0190-2014](#)), ([0018-2015](#)), ([0055-2015](#)), ([0018-2021](#)), ([0111-2019](#)/LPAT Order 2021 March 09), ([0121-2020](#)/LPAT Order 2021 March 11), ([0100-2023](#)), ([0217-2023](#)), ([0203-2023](#)/OLT Order 2024 September 09)

Column A		B	C	D
Line	ZONES	E1 Employment in Nodes	E2 Employment	E3 Industrial
1.0				
PERMITTED USES				
2.0	EMPLOYMENT			
2.1	OFFICE			
2.1.1	<u>Medical Office</u>	✓	✓	✓
2.1.2	<u>Office</u>	✓	✓	✓
2.2	BUSINESS ACTIVITIES			
2.2.1	<u>Broadcasting/Communication Facility</u>		✓	✓
2.2.2	<u>Manufacturing Facility</u>	✓	✓	✓
2.2.3	<u>Science and Technology Facility</u>	✓	✓	✓

2.2.4	<u>Transportation Facility.</u>		deleted by <u>0190-2014</u>	✓
2.2.5	<u>Truck Terminal</u>		✓	✓
2.2.6	<u>Warehouse/Distribution Facility.</u>	✓	✓	✓
2.2.7	<u>Wholesaling Facility.</u>		✓	✓
2.2.8	<u>Waste Processing Station</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.2.9	<u>Waste Transfer Station</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.2.10	<u>Composting Facility.</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.2.11	<u>Power Generating Facility.</u>			✓
2.2.12	<u>Outdoor Storage/</u> Outdoor Display			✓
2.2.13	Self Storage Facility		✓	✓
2.2.14	Contractor Service Shop		✓	✓
2.2.15	Contractor's Yard			✓
2.2.16	<u>Vehicle Pound Facility.</u>			✓
2.2.17	<u>Medicinal Product Manufacturing Facility.</u>	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾
2.2.18	<u>Medicinal Product Manufacturing Facility - Restricted</u>	✓	✓	✓
2.2.19	<u>Plant-Based Manufacturing Facility.</u>	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾	✓ ⁽¹⁴⁾
2.3	COMMERCIAL			
2.3.1	<u>Restaurant</u>		✓	✓
2.3.2	<u>Convenience Restaurant</u>		✓ ⁽¹³⁾	✓
2.3.3	<u>Take-out Restaurant</u>		✓	✓
2.3.4	<u>Commercial School</u>	✓	✓	✓

2.3.5	<u>Financial Institution</u>	✓ ⁽¹²⁾	✓ ⁽¹³⁾	✓ ⁽¹³⁾
2.3.6	<u>Veterinary Clinic</u>	✓	✓	✓
2.3.7	<u>Animal Care Establishment</u>		✓	✓
2.4	<u>MOTOR VEHICLE</u> SERVICE			
2.4.1	<u>Motor Vehicle Body Repair Facility.</u>			✓
2.4.2	<u>Motor Vehicle Body Repair Facility - Commercial Motor Vehicle</u>			✓
2.4.3	<u>Motor Vehicle Repair Facility - Commercial Motor Vehicle</u>		deleted by <u>0379-2009</u>	✓
2.4.4	<u>Motor Vehicle Repair Facility - Restricted</u>		✓	✓
2.4.5	<u>Motor Vehicle Rental Facility.</u>		✓	✓
2.4.6	<u>Motor Vehicle Wash Facility - Commercial Motor Vehicle</u>		deleted by <u>0379-2009</u>	✓
2.4.7	<u>Motor Vehicle Wash Facility - Restricted</u>		✓	✓
2.4.8	<u>Gas Bar</u>		✓ ⁽¹⁾ (²)(¹³)	✓ ⁽¹⁾ (²)(¹³)
2.4.9	<u>Motor Vehicle Service Station</u>		✓ ⁽¹³⁾	✓
2.4.10	<u>Motor Vehicle Sales, Leasing and/or Rental Facility - Commercial Motor Vehicles</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.5	HOSPITALITY			
2.5.1	<u>Banquet Hall/Conference Centre/Convention Centre</u>	✓	✓	✓
2.5.2	<u>Night Club</u>		✓ ⁽¹⁾ (³)	✓ ⁽¹⁾ (³)
2.5.3	<u>Overnight Accommodation</u>	✓	✓	✓
2.6	OTHER			
2.6.1	<u>Adult Video Store</u>		✓ ⁽¹⁾	✓ ⁽¹⁾

2.6.2	<u>Adult Entertainment Establishment</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.6.3	<u>Animal Boarding Establishment</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.6.4	<u>Active Recreational Use</u>	✓	✓	✓
2.6.5	<u>Body-Rub Establishment</u>		✓ ⁽¹⁾	✓ ⁽¹⁾
2.6.6	deleted by <u>0111-2019/LPAT</u> Order 2021 March 09			
2.6.7	<u>Truck Fuel Dispensing Facility.</u>		✓	✓
2.6.8	<u>Entertainment Establishment</u>	✓	✓	✓
2.6.9	<u>Recreational Establishment</u>	✓	✓	✓
2.6.10	<u>Funeral Establishment</u>		✓ ⁽⁴⁾	✓ ⁽⁴⁾
2.6.11	<u>Private Club</u>		✓	✓
2.6.12	<u>Repair Establishment</u>		✓	✓
2.6.13	<u>Parking Lot</u>		✓	✓
2.6.14	University/College	✓	✓	✓
2.6.15	deleted by <u>0203-2023/OLT</u> Order 2024 September 09)			
ZONE REGULATIONS				
3.0	MINIMUM <u>LOT FRONTAGE</u>	30.0 m	30.0 m ⁽⁹⁾	30.0 m ⁽⁹⁾
4.0	MAXIMUM <u>FLOOR SPACE INDEX - NON-RESIDENTIAL - OFFICES</u> AND/OR <u>MEDICAL OFFICES</u>	n/a	1.0	0.5
5.0	MINIMUM <u>FRONT YARD</u>	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ ⁽¹⁰⁾	7.5 m ⁽⁵⁾ ⁽¹⁰⁾
5.1	Where the opposite side of the <u>street</u> on which the <u>lot</u> fronts is a Residential Zone	n/a	30.0 m ⁽¹⁰⁾	30.0 m ⁽¹⁰⁾
6.0	MAXIMUM SETBACK			

6.1	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			
6.2	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			
6.3	deleted by <u>0121-2020</u> /LPAT Order 2021 March 11			
7.0	MINIMUM <u>EXTERIOR SIDE YARD</u>	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ (¹⁰)	7.5 m ⁽⁵⁾ (¹⁰)
7.1	Where the opposite side of the <u>street</u> on which the <u>lot</u> fronts is a Residential Zone	n/a	15.0 m ⁽¹⁰⁾	15.0 m (¹⁰)
8.0	deleted by <u>0191-2009</u> /OMB Order 2010 May 05			
9.0	MINIMUM <u>INTERIOR SIDE YARD</u>			
9.1	<u>Lot</u> with a <u>lot frontage</u> less than or equal to 75.0 m	4.5 m ⁽⁵⁾	the greater of 10% of the frontage of <u>lot</u> , or 4.5 m ⁽⁵⁾ (⁷)(¹⁰)	the greater of 10% of the frontage of <u>lot</u> , or 4.5 m ⁽⁵⁾ (⁷)(¹⁰)
9.2	<u>Lot</u> with a <u>lot frontage</u> greater than 75.0 m	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ (⁷) (¹⁰)	7.5 m ⁽⁵⁾ (⁷)(¹⁰)
9.3	<u>Yard</u> abutting a Residential Zone	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m (¹⁰)
10.0	MINIMUM <u>REAR YARD</u>	4.5 m ⁽⁵⁾	7.5 m ⁽⁵⁾ (⁸) (¹⁰)	7.5 m ⁽⁵⁾ (⁸)(¹⁰)
10.1	<u>Yard</u> abutting a Residential Zone	4.5 m ⁽⁵⁾	15.0 m ⁽¹⁰⁾	15.0 m (¹⁰)
11.0	MINIMUM <u>HEIGHT</u>	n/a	n/a	n/a
12.0	MINIMUM <u>LANDSCAPED BUFFER</u>			
12.1	Minimum depth of a <u>landscaped buffer</u> measured from a <u>lot line</u> that abuts a Residential Zone	7.0 m ⁽¹¹⁾	7.0 m ⁽¹¹⁾	7.0 m ⁽¹¹⁾

12.2	Minimum depth of a landscaped buffer measured from a lot line that is a street line	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾
12.3	Minimum depth of a landscaped buffer measured from a lot line where the lot line abuts an Institutional, Office, Commercial, Downtown Core, Parkway Belt, or Buffer Zone, or any combination of zones thereof	3.0 m ⁽¹¹⁾	3.0 m ⁽¹¹⁾	3.0 m ⁽¹¹⁾
12.4	Minimum depth of a landscaped buffer measured from a lot line that abuts an Employment, Utility or Airport Zone, or any combination of zones thereof	0.0 m ⁽¹¹⁾	0.0 m ⁽¹¹⁾	0.0 m ⁽¹¹⁾
12.5	Minimum depth of a landscaped buffer measured from any other lot line	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾	4.5 m ⁽¹¹⁾
13.0	deleted by <u>0121-2020/LPAT Order 2021 March 11</u>			
14.0	deleted by <u>0121-2020/LPAT Order 2021 March 11</u>			

NOTES:(1) See also Article 2.1.2.1 of this By-law.

(2) See also Table 2.1.2.2.3 of this By-law.

(3) See also Table 2.1.2.2.1 of this By-law.

(4) See also Table 2.1.2.2.2 of this By-law.

(5) See also Subsection 2.1.17 of this By-law.

(6) deleted by 0121-2020/LPAT Order 2021 March 11

(7) See Article 8.2.1.1 of this By-law.

(8) See Article 8.2.1.2 of this By-law.

(9) See also Subsection 8.1.10 of this By-law

(10) See Table 8.1.10.1 of this By-law.

(11)See also Subsection 2.1.25.

(12) See Article 8.1.2.3 of this By-law.

be permitted within 100.0 m of Hurontario Street. (0191-2009, OMB Order 2010 May 05)

(13) See also Subsection 2.1.29 of this By-law. (0018-2015)

(14) See also Article 8.1.1.1 of this By-law. (0055-2015)

8.2.1.1

For properties zoned E2 or E3, an **interior side yard** is not required where an **interior side lot line** abuts a railway right-of-way that includes a spur line. (0018-2021)

8.2.1.2

For properties zoned E2 or E3, a **rear yard** is not required where a **rear lot line** abuts a railway right-of-way that includes a spur line. (0018-2021)

8.2.1.3

For properties zoned E1, a one **storey** free-standing **building** or **structure** used for a **financial institution** shall not be permitted within 100.0 m of Hurontario Street. (0191-2009/OMB Order 2010 May 05), (0018-2021)