



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 web version of this by-law does not include highlighting to reflect the regulations that remain under appeal as a result of appeals to the By-law as adopted on May 9, 2013. Please review the PDF version of the office consolidation for regulations that remain under appeal.

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: December 21, 2022

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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**  
**Kenel**  
**Laboratory**  
 All **Manufacturing Uses** except:  
 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** [ By-law: OMB PL130592 ]

**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** (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)  
**Retail Store** (4,30)  
**Shipping Terminal** (11)

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**Take-out Eating Establishment (1,30)**  
**Transportation Use (28)**  
**Vehicle Depot (6)**  
**Vehicle Fuel Station (16,30)**  
**Vehicle Repair Shop (23)**  
**Vehicle Service Shop (17,31)**  
**Vehicle Washing Establishment (18)**  
 [By-law: 0403-2014]  
 [By-law: 1124-2018]  
 [By-law: 1198-2019]

#### 60.20.20.100 Conditions

- (1) Eating Establishment and Take-out Eating Establishment  
 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 ]
- (2) Marihuana Production Facility  
 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 ]
- (3) Retail Service  
 In the E zone, the total **interior floor area** of **retail services** on a **lot** may not exceed the greater of:
  - (A) 300.0 square metres; or
  - (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 ]
- (4) Retail Store - together with Manufacturing Use  
 In the E zone, a **retail store**:
  - (A) must be associated with a permitted **manufacturing use** on the same **lot**; and
  - (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 ]
- (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
    - (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) Outdoor Patio  
 In the E zone, an **outdoor patio**:

- (A) is permitted in association with an **eating establishment** or **take-out eating establishment** on the same **lot**;
- (B) must be no closer to a **lot line** than the required minimum **building setback** for a **building**;
- (C) may not occupy more than 20 percent of the **front yard**;
- (D) may not be located on land required for **parking spaces, loading spaces, driveways** or **landscaping**;
- (E) may have a maximum area that is the greater of:
  - (i) 30.0 square metres; or
  - (ii) 30 percent of the **interior floor area** of the **premises** it is associated with;
- (F) may not be used to provide entertainment such as performances, music and dancing;
- (G) must be set back at least 30.0 metres from a **lot** in the Residential Zone category or Residential Apartment Zone category;
- (H) despite regulation (G) 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;
- (I) in the **rear yard** of a **lot** that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category must have a fence installed along the portion of the **outdoor patio** parallel to the **rear lot line**;
- (J) if a **lawfully existing outdoor patio** is closer to a **lot** than required in (G) or (H) 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
- (K) 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 ]

(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 be authorized by a Section 45 Planning Act minor variance.

**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).



(87) Exception E 87

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-Laws and Prevailing Sections:

Site Specific Provisions:

- (A) The maximum height permitted for office use is 14 metres;
- (B) The minimum building setback from a lot line abutting Steeles Ave. is 7.5 metres; and
- (C) A minimum 4.5 metre strip of land running along the lot line abutting Steeles Ave. must be used for landscaping.