

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		