



Works and  
Emergency  
Services

Surveying  
Services  
Section

392-7755

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**Office Consolidation of**

# **Zoning By-law 438-86**

**(as amended)**

**Third Edition - Volume 2 of 2**

*To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto.*

## **Office Consolidation**

This consolidation is prepared for convenience only and the City of Toronto assumes no liability thereof. For accurate reference, please refer to By-law 438-86 and each amending by-law and O.M.B. Order which are available at the office of the City Clerk.

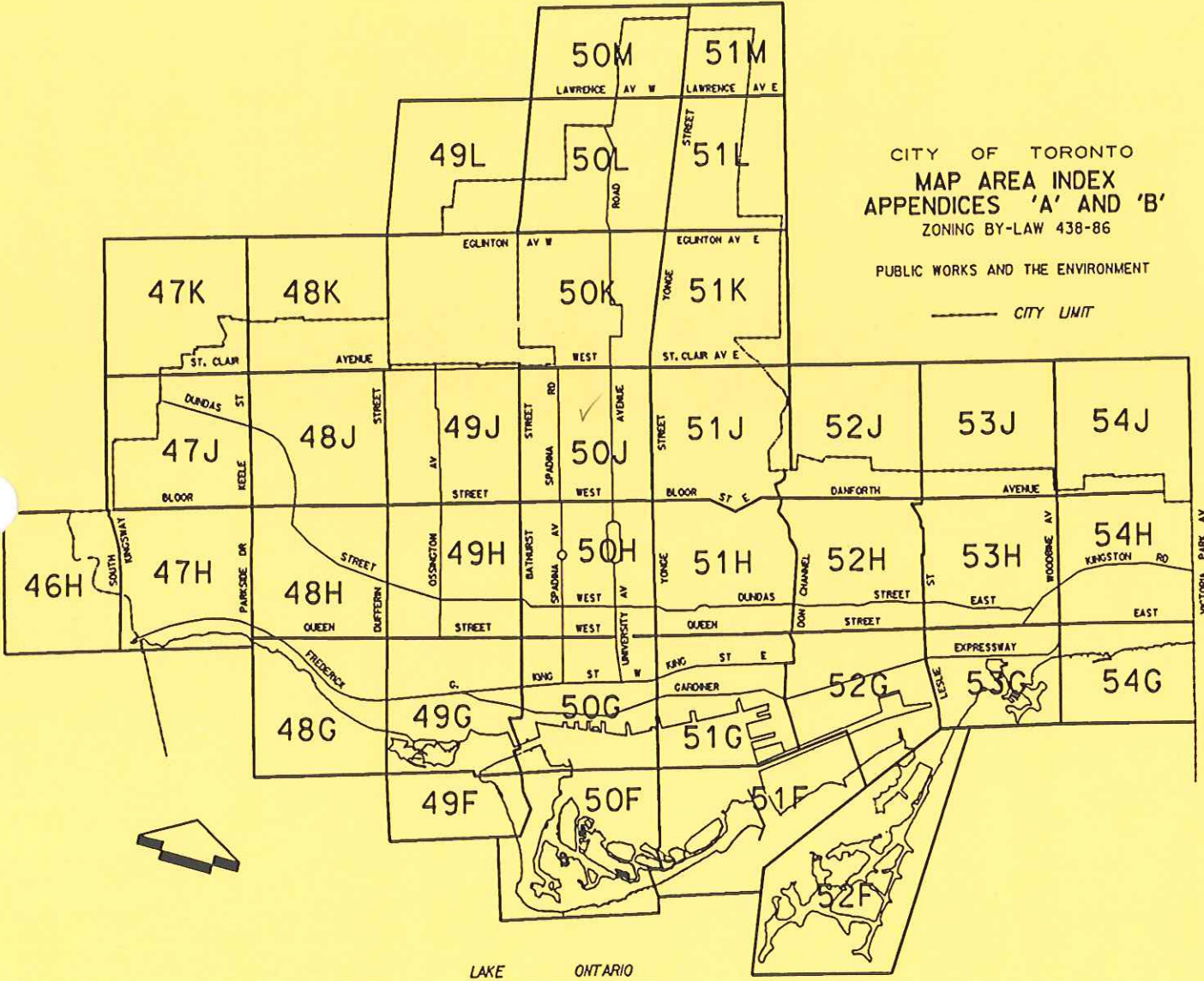
This edition includes by-laws and O.M.B. Orders amending By-law 438-86 up to and including October, 1998. Any amendments made to By-law 438-86 after this date may be obtained from the City Clerk or by subscribing to the updating service.



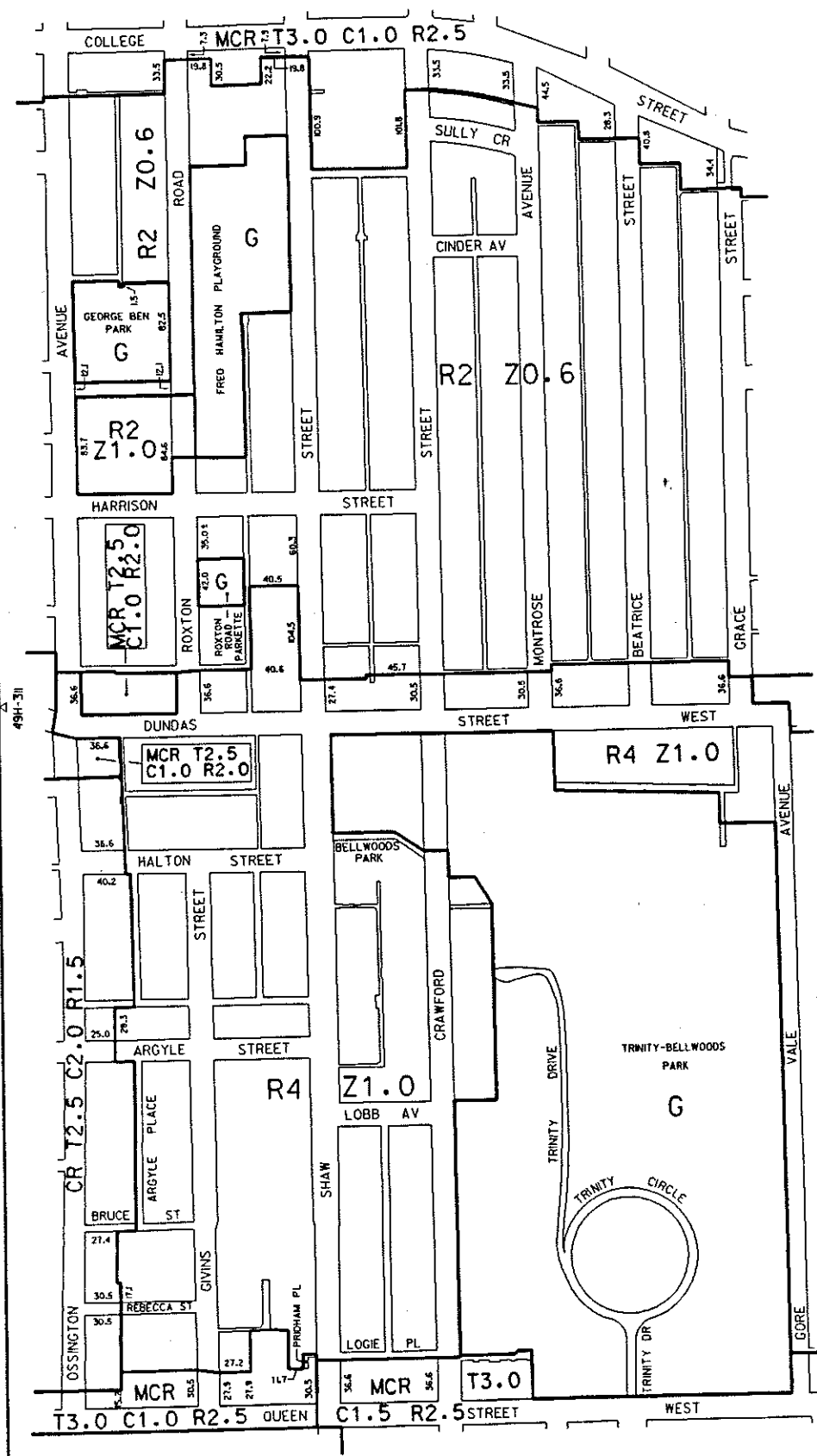
CITY OF TORONTO  
MAP AREA INDEX  
APPENDICES 'A' AND 'B'  
ZONING BY-LAW 438-86

PUBLIC WORKS AND THE ENVIRONMENT

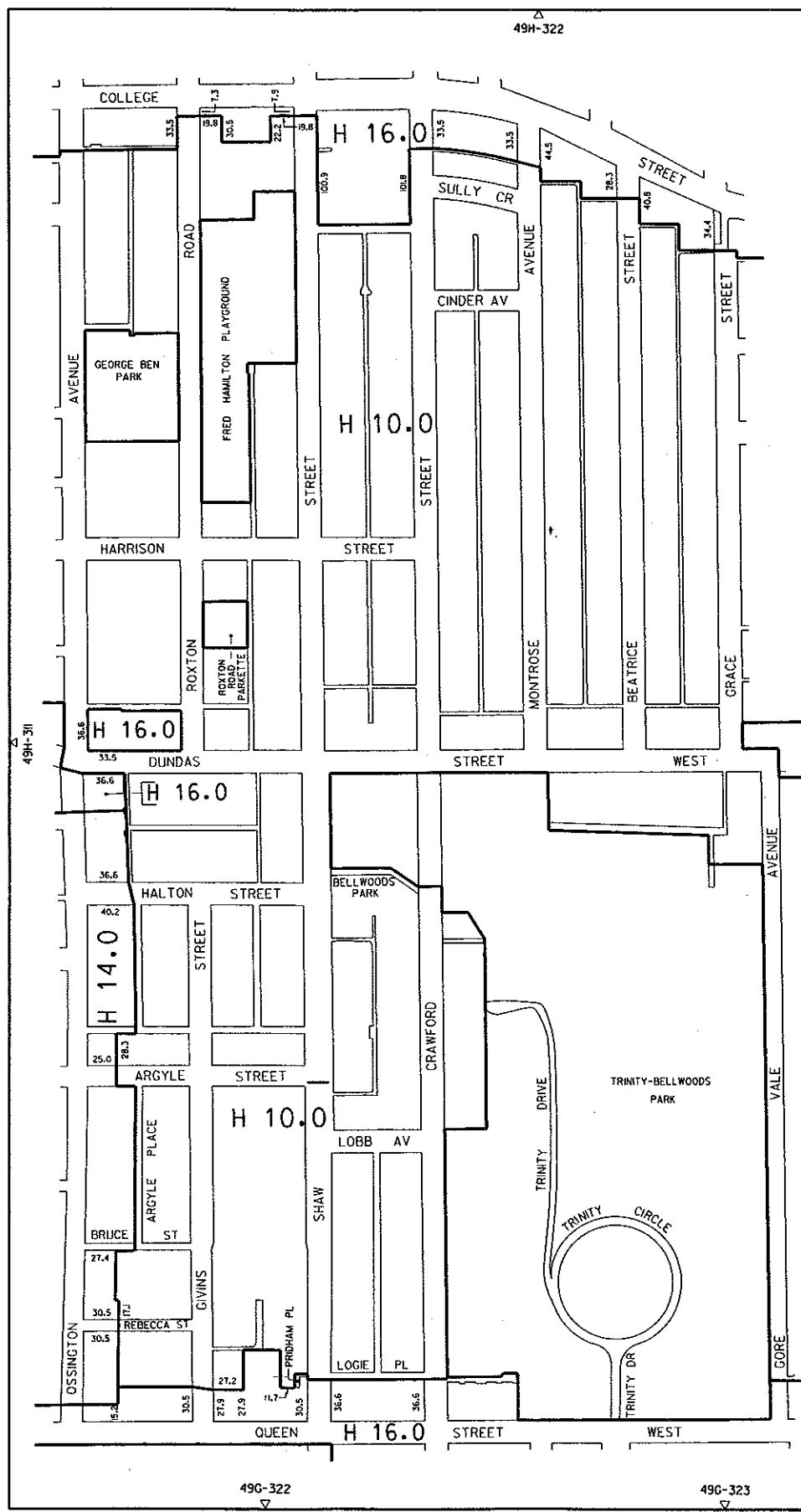
— CITY LIMIT







AMENDING BY-LAWS 909-88, 425-93, 1994-076	ZONING REVISED TO NOVEMBER, 1995 MAPPING REVISED TO NOVEMBER, 1995
DISTRICT MAP 49H-312	
CITY OF TORONTO ZONING BY-LAW No. 438-86 CONSOLIDATION	
APPENDIX 'A' PUBLIC WORKS AND THE ENVIRONMENT	



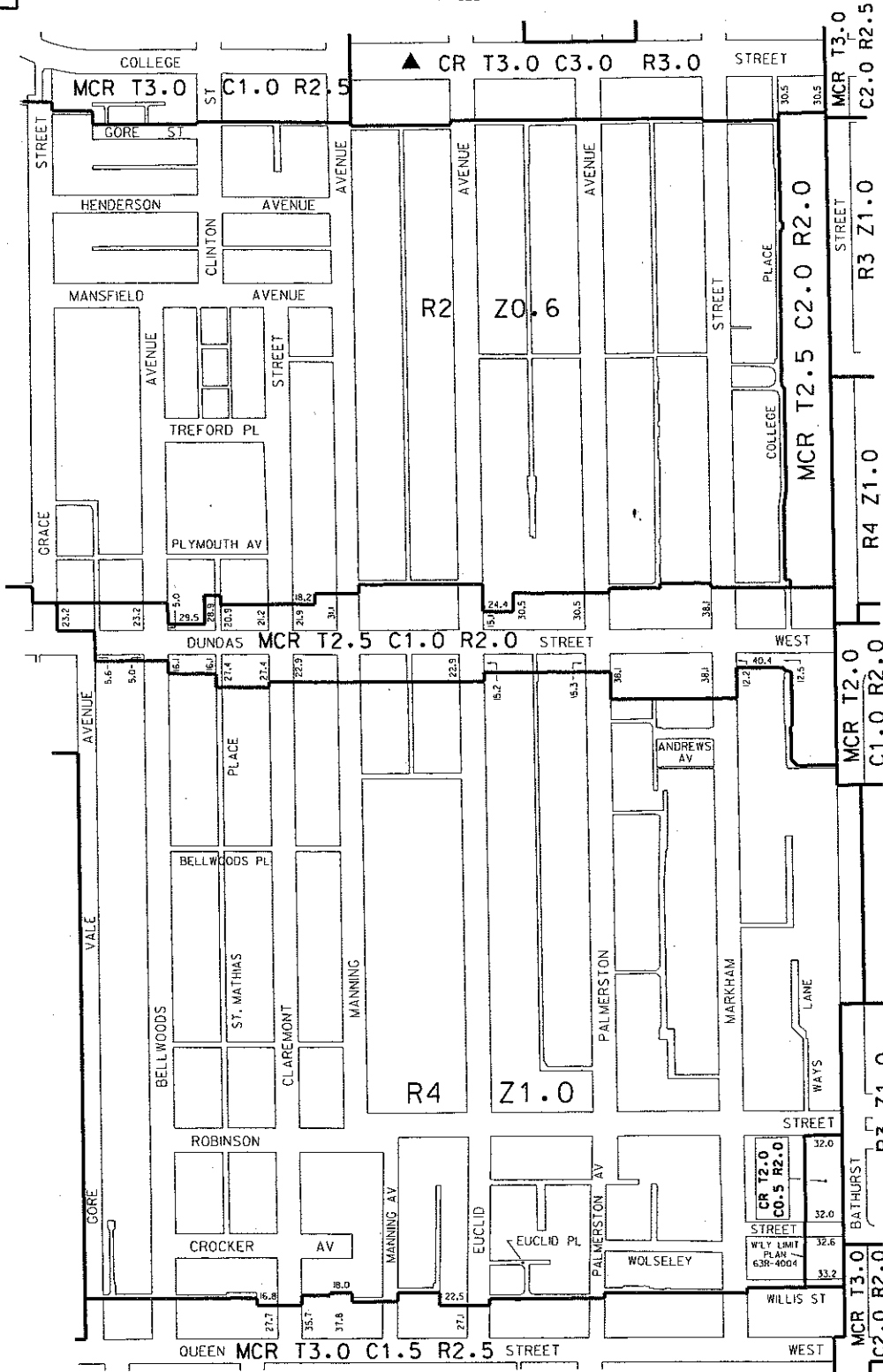
49H-311

49H-313

49G-322

49G-323

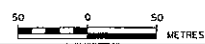
AMENDING BY-LAWS 909-88, 425-93	ZONING REVISED TO FEBRUARY, 1995 MAPPING REVISED TO FEBRUARY, 1995
HEIGHT AND MINIMUM LOT FRONTAGE	
<b>MAP 49H-312</b>	
<b>CITY OF TORONTO</b> <b>ZONING BY-LAW No. 438-86</b> <b>CONSOLIDATION</b> APPENDIX 'B' PUBLIC WORKS AND THE ENVIRONMENT	



▲ TECHNICAL AMENDMENT REQUIRED TO RESOLVE CONFLICT WITH ZONING DESIGNATION ON ADJACENT MAP

AMENDING BY-LAWS  
909-88, 594-89, 425-93, 1994-078

ZONING REVISED TO JUNE, 1999  
MAPPING REVISED TO MAY, 1999

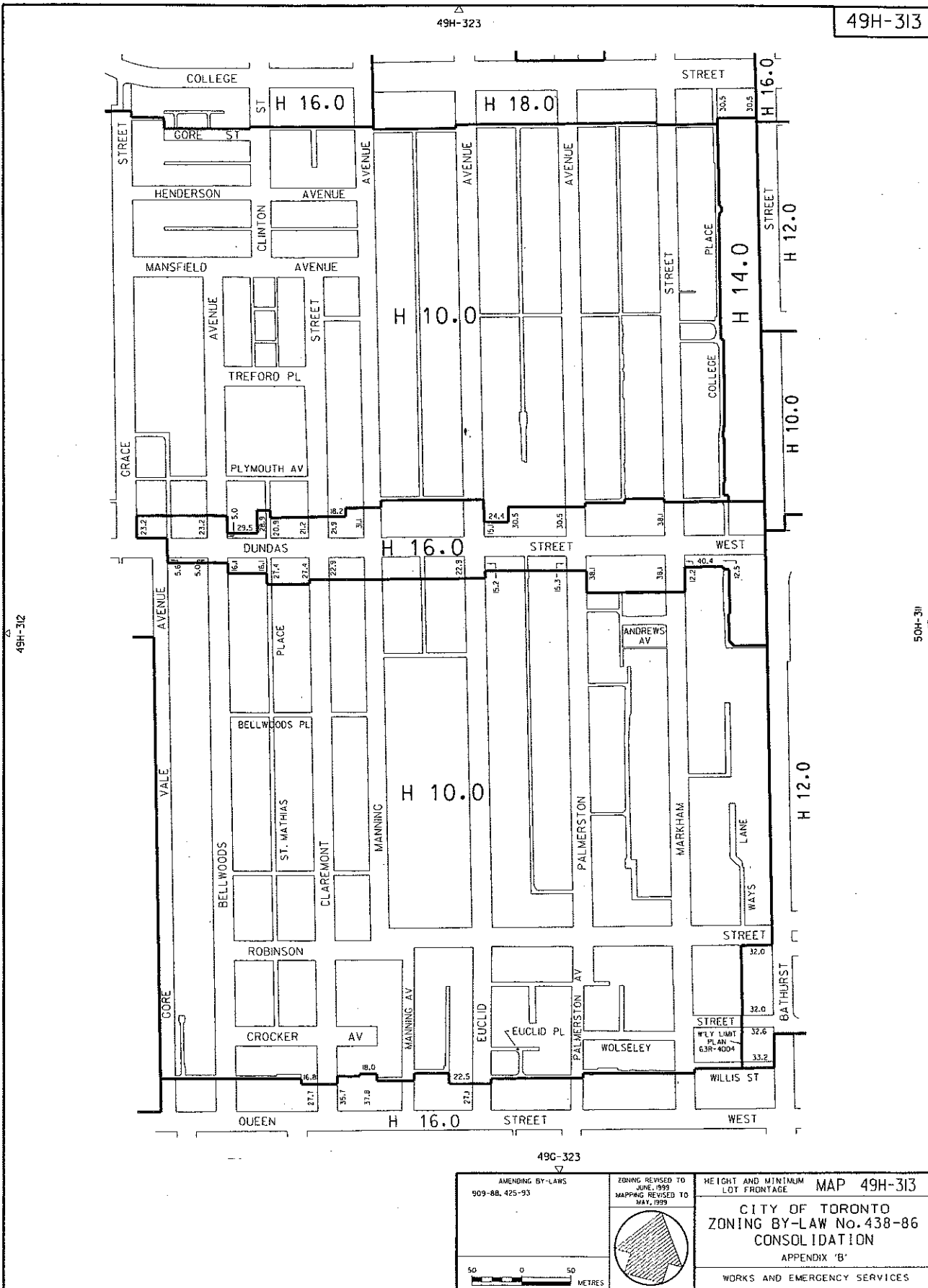


DISTRICT MAP 49H-313

CITY OF TORONTO  
ZONING BY-LAW No. 438-86  
CONSOLIDATION

APPENDIX 'A'

WORKS AND EMERGENCY SERVICES



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AMENDING BY-LAWS  
909-88, 425-93

ZONING REVISED TO  
JUNE, 1999  
MAPPING REVISED TO  
MAY, 1999

50 0 50  
METRES



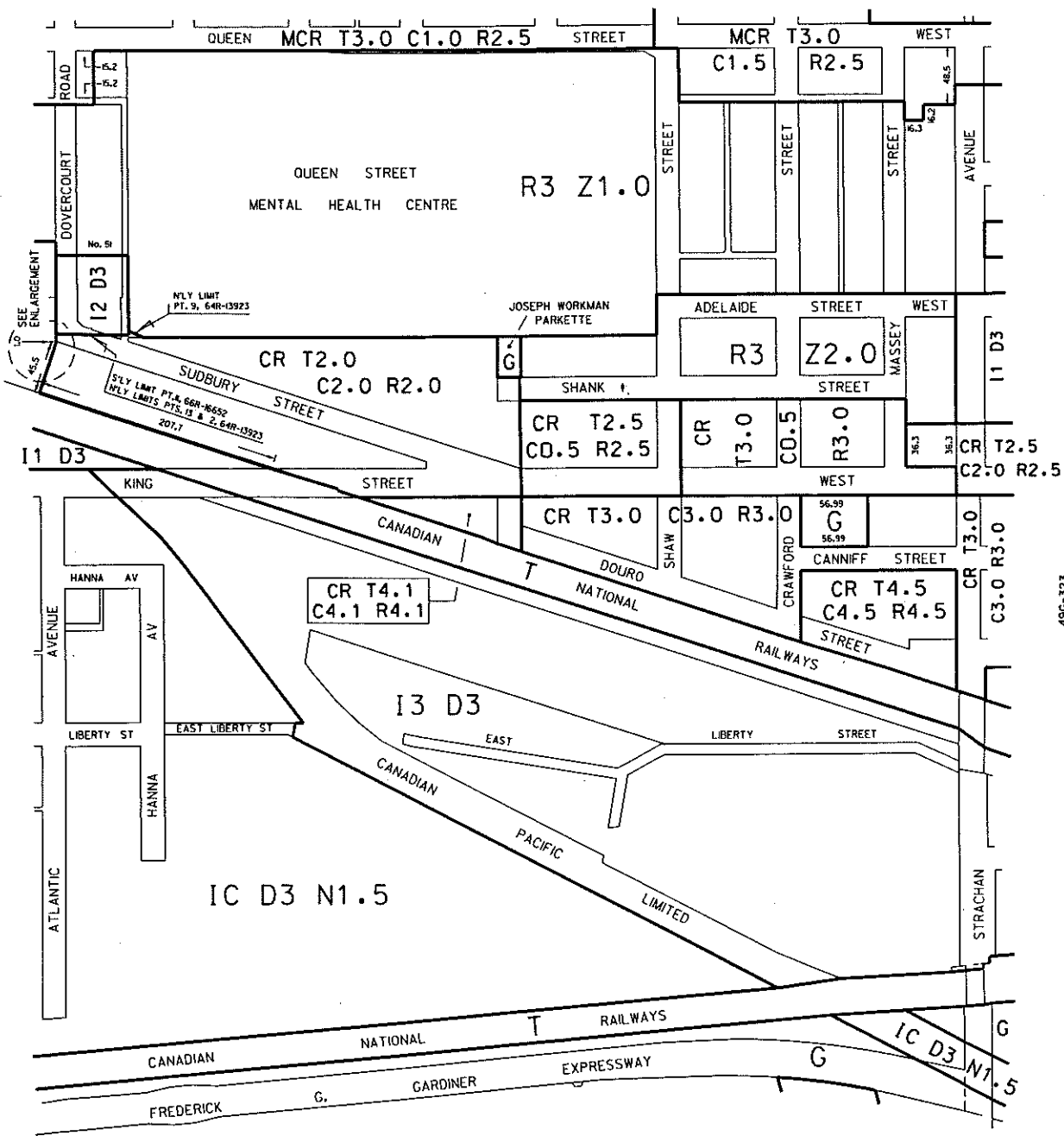
HEIGHT AND MINIMUM  
LOT FRONTAGE

MAP 49H-313

CITY OF TORONTO  
ZONING BY-LAW No. 438-86  
CONSOLIDATION  
APPENDIX 'B'

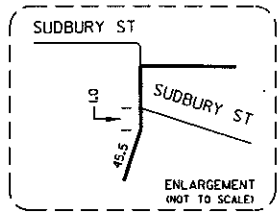
WORKS AND EMERGENCY SERVICES





49G-321

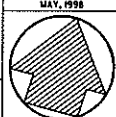
49G-323



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AMENDING BY-LAWS  
694-86, 903-86, 425-93, 1994-0178,  
1995-0492, 1996-0553, 1997-0521

ZONING REVISED TO  
JUNE, 1998  
MAPPING REVISED TO  
MAY, 1998



50 0 50 METRES

DISTRICT MAP 49G-322

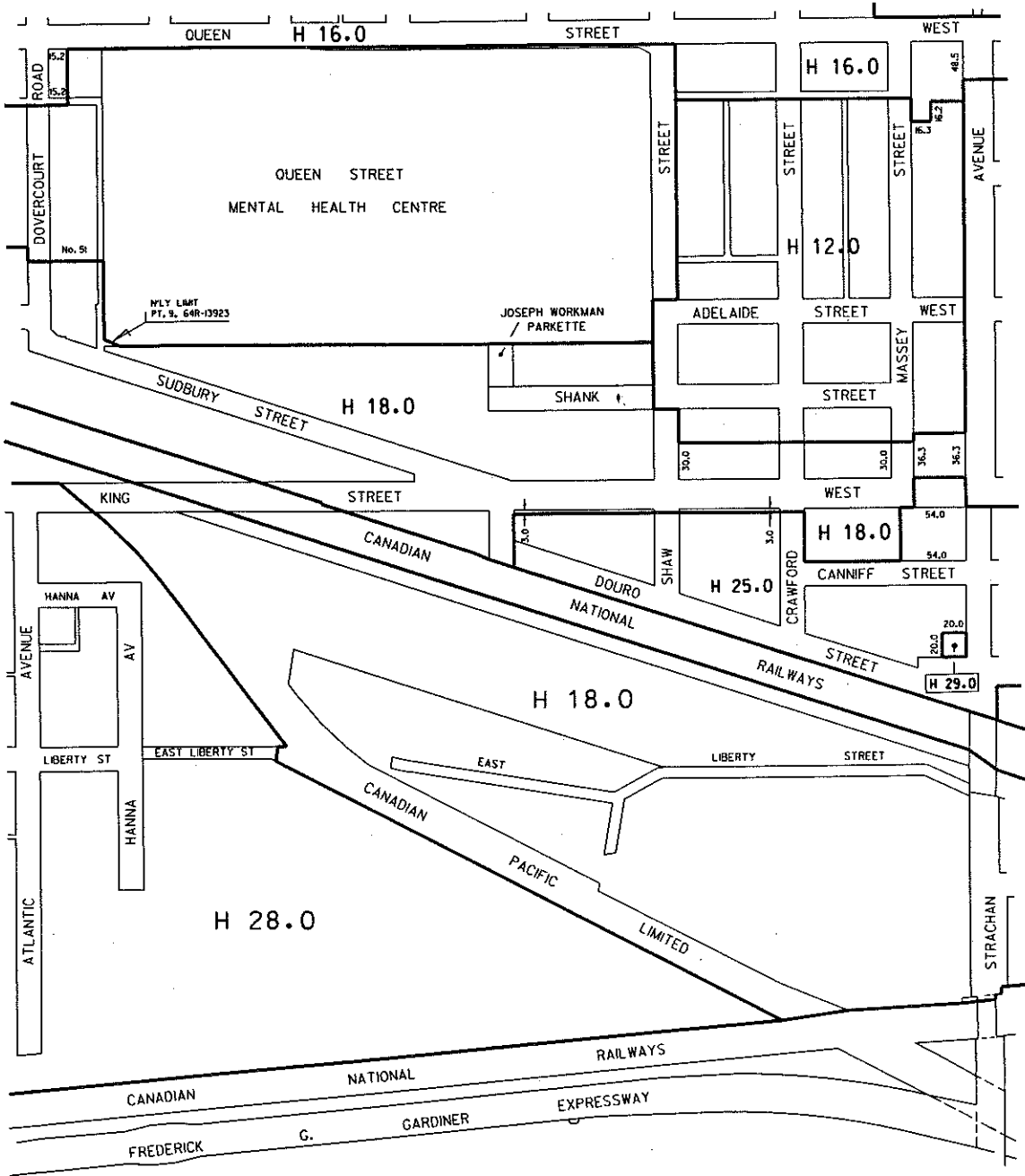
CITY OF TORONTO  
ZONING BY-LAW No. 438-86  
CONSOLIDATION  
APPENDIX 'A'

CITY WORKS SERVICES

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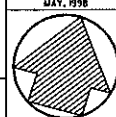
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AMENDING BY-LAWS  
634-86, 903-88, 425-93, 1995-0553,  
1997-052

ZONING REVISED TO  
JUNE, 1993  
MAPPING REVISED TO  
MAY, 1998

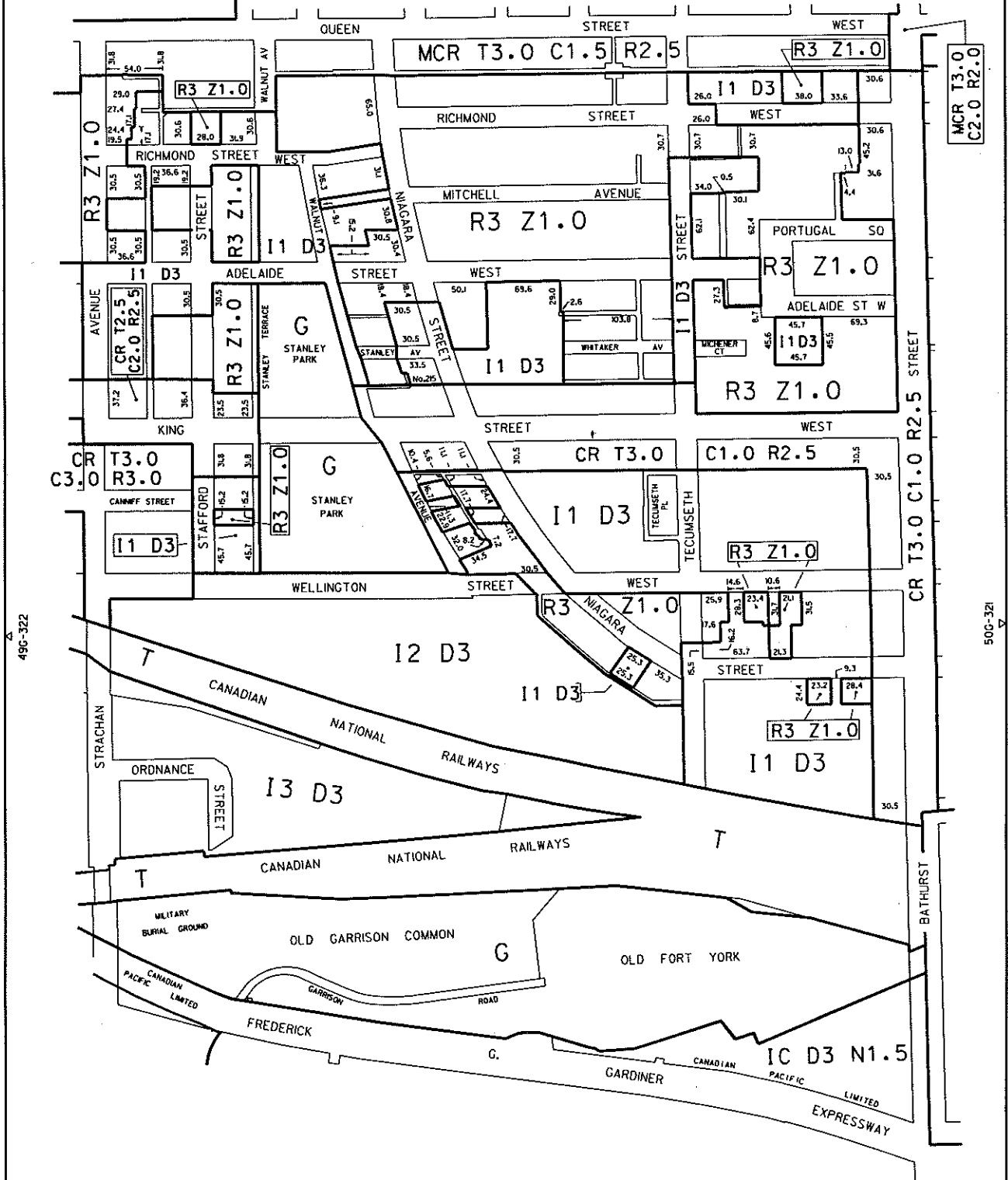


50 0 50 METRES

HEIGHT AND MINIMUM  
LOT FRONTAGE MAP 49G-322

CITY OF TORONTO  
ZONING BY-LAW No. 438-86  
CONSOLIDATION  
APPENDIX 'B'

CITY WORKS SERVICES

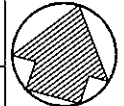


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AMENDING BY-LAWS  
 694-86, 909-88, 425-93, 1994-078,  
 1995-0492, 1995-0553, 1997-0521

ZONING REVISED TO  
 JUNE, 1998  
 MAPPING REVISED TO  
 MAY, 1998



DISTRICT MAP 49G-323

CITY OF TORONTO  
 ZONING BY-LAW No. 438-86  
 CONSOLIDATION  
 APPENDIX 'A'

CITY WORKS SERVICES

