

60.30 Employment Heavy Industrial Zone (EH)

60.30.1 General

60.30.1.10 Interpretation

(1) Application of This Section

The regulations in Section 60.30 apply to all lands, uses, **buildings** and **structures** in the EH zone.

(2) Interpretation of the Employment Heavy Industrial Zone Symbol

The zone symbol on the Zoning By-law Map for the Employment Heavy Industrial Zones consists of the letters EH, indicating the primary land use permitted in the respective zone.

(3) Interpretation of the EH Zone Label

In the EH zone, the numerical value following the zone symbol in the zone label, on the Zoning By-law Map, represents the permitted maximum floor space index of all land uses on a **lot**.

60.30.20 Permitted Uses

60.30.20.1 General

(1) Existing Place of Worship

In the EH zone, a **lawfully existing place of worship** is permitted if it is on a **lot** with a **front lot line** or **side lot line** abutting a major **street** on the Policy Area Overlay Map; and

(A) any expansion or addition to the **place of worship building** must comply with Section 150.50 and the requirements for the EH zone; and

(B) it may be replaced with a new **place of worship building** if it complies with Section 150.50 and the requirements for the EH zone.

60.30.20.10 Permitted Use

(1) Use - EH Zone

In the EH zone, the following uses are permitted:

Ambulance Depot

Animal Shelter

Bindery

Building Supply Yards

Carpenter's Shop

Chemical Materials Storage

Cold Storage

Contractors Establishment

Custom Workshop

Dry Cleaning or Laundry Plant

Fire Hall

Fuel Storage

Industrial Sales and Service Use

Laboratory

All **Manufacturing Uses** except:

1) Ammunition, Firearms or Fireworks Factory;

2) Crude Petroleum Oil or Coal Refinery;

3) Explosives Factory;

4) Tannery

Police Station

Public Utility

Public Works Yard

Recovery Facility

Service Shop
Shipping Terminal
Vehicle Depot
Vehicle Repair Shop
Warehouse
Waste Transfer Station [By-law: OMB PL130592]

60.30.20.20 Permitted Use - with Conditions

(1) Use with Conditions - EH Zone

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

Cogeneration Energy (10)
Crematorium (14)
Medical marihuana production facility (3)
Open Storage (1)
Outside Operations (2)
Propane Transfer, Handling and Storage Facility (9)
Renewable Energy (10)
Transportation Use (12)
Vehicle Service Shop (5,13)
[By-law: 0403-2014]

(1) Use with Conditions - EH Zone

In the EH zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100:

Cogeneration Energy (10)
Crematorium (14)
Marihuana production facility (3)
Open Storage (1)
Outside Operations (2)
Propane Transfer, Handling and Storage Facility (9)
Renewable Energy (10)
Transportation Use (12)
Vehicle Service Shop (5,13)
[By-law: 0403-2014] [By-law: 1124-2018]

60.30.20.100 Conditions

(1) Open Storage

In the EH zone:

(A) **open storage** must:

- (i) not encroach into a required minimum **building setback**; and
- (ii) be enclosed by a fence; and

(B) **open storage** may be for **recyclable material** or waste.

(2) Outside Operations

In the EH zone, outside operations:

- (A) must be combined with a permitted **manufacturing use**;
- (B) may not encroach into a required minimum **building setback**; and
- (C) must be enclosed by a fence.

(3) Medical Marihuana Production Facility

In the EH zone, a **medical marihuana production facility** must comply with the specific use regulations in Section 150.60. [By-law: 607-2015]

(3) Marihuana Production Facility

In the EH zone, a **marihuana production facility** must comply with the specific use regulations in Section 150.60. [By-law: 607-2015 Under Appeal] [By-law: 1124-2018]

(4) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(5) Vehicle Service Shop

In the EH zone, a **vehicle service shop** must comply with the specific use regulations in Section 150.94.

(6) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(7) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(8) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(9) Propane Transfer, Handling and Storage Facility

In the EH zone, a propane transfer, handling and storage facility pertains to facilities which transfer, handle, or store propane in quantities equal to or greater than 5,000 U.S. Water Gallons (USWG) on the **lot**, and:

(A) may be on a **lot** that is at least 500 metres from a **lot** in the Residential Zone category, Residential Apartment Zone category, Commercial Zone category, Commercial Residential Zone category, Commercial Residential Employment Zone category, Institutional Zone category, or Open Space Zone category; and

(B) is not a permitted **manufacturing use** that involves propane in the manufacturing process, or in the operation of equipment or **vehicles** that is not subject to regulation (A) above.

(10) Renewable Energy Production or Cogeneration Energy Production

In a EH 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.

(11) (THIS DOES NOT CURRENTLY CONTAIN A REGULATION)

(12) Transportation Use

A **building** or **structure** on a **lot** in the EH zone and used as a **transportation use** must comply with all requirements for a **building** on that **lot**.

(13) Vehicle Service Shop - Open Storage

In the EH 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.

(14) Crematorium

In the EH zone, a **crematorium** must be a minimum of 300 metres from a **lot** that is not in the EL, E, EH or UT zone.

60.30.30 Lot Requirements

60.30.30.20 Lot Frontage

(1) Minimum Lot Frontage for Lots in the EH zone

In the EH zone, the required minimum **lot frontage** is 30.0 metres.

60.30.30.21 Lot Frontage Exemptions

(1) Permitted Lot Frontage for Lawfully Existing Lots

In the EH 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 60.30.30.21(1) must comply with all other applicable regulations of this By-law or be authorized by a Section 45 Planning Act minor variance.

60.30.40 Principal Building Requirements

60.30.40.10 Height

(1) Maximum Height - EH Zone

In the EH 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, no height requirement applies.

(2) Height of Buildings and Structures - Green Roof

In the EH zone, a parapet wall for a **green roof** may exceed the permitted maximum height for a **building** by 2.0 metres.

60.30.40.11 Height Exemptions

(1) Permitted Height for Lawfully Existing Buildings

In the EH 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 60.30.40.11(1) must comply with the permitted maximum height or be authorized by a Section 45 Planning Act minor variance.

60.30.40.70 Setbacks

(1) Minimum Front Yard Setback for Lots in the EH Zone

In the EH zone, the required minimum **front yard setback** is 3.0 metres.

(2) Minimum Side Yard Setback for Lots in the EH Zone

In the EH zone, the required minimum **side yard setback** is 3.0 metres.

(3) Minimum Rear Yard Setback for Lots in the EH Zone

In the EH zone, the required minimum **rear yard setback** is 7.5 metres.

(4) Minimum Building Setback for Lots in the EH Zone abutting the Residential Zone Category or the Residential Apartment Zone Category

In the EH 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 EH zone

Despite regulations 60.30.40.70(2) and (3), in the EH zone, a **building** or **structure** used for loading or unloading of railway cars at railway tracks has no required minimum **building setback** from a **side lot line** or **rear lot line** that abuts the railway right-of-way.

60.30.40.71 Setbacks Exemptions

(1) Permitted Setbacks for Lawfully Existing Buildings

In the EH 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 front yard setback** is the minimum **front yard setback** for that **lawfully existing building** or **structure**;

- (B) a **rear lot line**, that **lawful rear yard setback** is the minimum **rear yard setback** for that **lawfully existing building** or **structure**; or
- (C) a **side lot line**, that **lawful side yard setback** is the minimum **side yard setback** permitted 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 60.30.40.71(1) may be set back from a **front lot line**, **rear lot line** or side lot lines to the same extent as the **main walls** of the **lawfully existing building** or **structure** be authorized by a Section 45 Planning Act minor variance. [By-law: 420-2023]

(3) Transportation Use Along Eglinton Avenue West and Eglinton Avenue East

Regulations 60.30.40.70(1)(2)(3) and (4) do not apply to a **transportation use** along Eglinton Avenue West and Eglinton Avenue East, provided that setbacks are between 0 and 300 metres. [103-2016] [By-law: 1031-2014] [By-law: 1268-2023]

60.30.60 Ancillary Buildings and Structures

60.30.60.1 General

(1) Ancillary Building and Structure - Compliance

In the EH zone, **ancillary buildings** and **structures** must comply with the **building** and **structure** regulations of this zone.

60.30.90 Loading

60.30.90.10 Location

(1) Loading Space Location

A **loading space** may not be in a yard that abuts a **lot** in the Residential Zone category or Residential Apartment Zone category.

(11) Exception EH 11

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) Despite regulation 60.30.20.10(1) the following uses are not permitted:
Asphalt Plant;
Hazardous substance manufacturing, processing or warehousing;
Abattoir, Slaughterhouse or Rendering of Animals Factory; and
Waste Transfer Station.

Prevailing By-laws and Prevailing Sections: (None Apply)
[By-law: 607-2015]