

Authority: Scarborough Community Council Report No. 5(9),
June 3, 4 and 5, 1998
Intended for first presentation to Council: July 8, 1998
Adopted by Council: July 10, 1998

CITY OF TORONTO

BY-LAW No. 396-1998

**To adopt Amendment No. 1005 of the Official Plan for the former
City of Scarborough.**

WHEREAS authority is given to Council by the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

- 1.** Amendment No. 1005 to the Official Plan for the former City of Scarborough, consisting of the attached text and map designated as Schedule "T", is hereby adopted.
- 2.** The Clerk is hereby authorized and directed to make application to the Ministry of Municipal Affairs and Housing for approval of this amendment.

ENACTED AND PASSED this 10th day of July, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

**AMENDMENT No. 1005 TO THE OFFICIAL PLAN
OF THE FORMER
CITY OF SCARBOROUGH**

**PETRO CANADA
NORTH SIDE OF SHEPPARD AVENUE, WEST
OF MARKHAM ROAD**

The following Text and Map constitutes Amendment No. 1005, being an amendment to the provisions of the former City of Scarborough Official Plan.

The sections headed “Purpose and Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION:

This amendment affects lands located at the north-west corner of Sheppard Avenue and Markham Road, as shown on the attached Schedule “T”. The amendment adds a Numbered Policy in order to provide for Retail Uses in addition to the existing **Highway Commercial Uses** currently permitted.

BASIS:

The owner wishes to redevelop the property with a gas bar that will include a restaurant and retail uses. The Official Plan designates the site for **Highway Commercial Uses**, which does not provide for retail uses.

A service station has been in operation on this site for the past 37 years. The redevelopment of the site, providing restaurant facilities and retail uses as part of the gas bar, will not adversely impact the surrounding uses. The additional uses are consistent with services provided by other service stations throughout the City. The location of the site, abutting two major Scarborough thoroughfares, makes it an ideal location for services that meet the needs of the travelling public.

OFFICIAL PLAN AMENDMENT:

- A. The Marshalling Yard Employment District Secondary Plan Land Use Plan Map, Figure 4.42, is amended for the lands on the north side of Sheppard Avenue, west of Markham Road, as indicated on the attached Schedule “T” by the addition of Numbered Policy 12.
- B. The Marshalling Yard Employment District Secondary Plan is amended by introducing Numbered Policy 12 as follows:

12. North Side of Sheppard Avenue, West of Markham Road

In addition to the Highway Commercial Uses, retail uses are permitted.

SCHEDULE “I”

