

Authority: Etobicoke Community Council Report No. 10, Clause No. 9,
as adopted by Council on October 28, 29 and 30, 1998
Enacted by Council: October 30, 1998

CITY OF TORONTO

BY-LAW No. 808-1998

**To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code
with respect to certain lands located
on the east side of Kipling Avenue at Bethridge Road.**

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

1. That the zoning classification of the lands shown as Class One Industrial (I.C1) and identified as Parts 1 and 2 in Schedule “A” attached hereto, and the Zoning Code provisions applicable thereto, are hereby confirmed, subject to the following:

- (a) In addition to the permitted uses in Section 304-33 of the Zoning Code, a home improvement warehouse retail facility shall be permitted, on the I.C1 lands shown as Part 2 on Schedule “A” to this by-law.
- (b) For the purpose of this by-law, a “Home Improvement Warehouse Retail Facility” is defined as follows: A home improvement warehouse retail facility, containing up to 12,542 m² (135,000 sq.ft.) of gross rentable floor area (which figure includes a garden centre area containing up to 2,044m² (22,000 sq.ft.) of gross rentable floor area), to be constructed on the lands, and which includes:
 - (i) the sale, lease or rental from time to time of material, equipment, tools and supplies for home improvements including lumber; building supplies; millwork; hardware; electrical supplies and fixtures; tools; lighting; kitchen and bath material supplies and fixtures; plumbing supplies and fixtures; paint and wallpaper; decor and storage materials and supplies; flooring material; carpeting and supplies; wall coverings panelling and ceilings; seasonal items including lawn mowers, snow blowers, barbeques, pool equipment and chemicals; and nursery and landscaping plants, equipment and supplies; and other products used for enjoying, improving or decorating the home;
 - (ii) the sale of services and the rental or lease of tools, equipment, vehicles or supplies relating to the enjoyment, improvement or decoration of the home or the use or transportation of any of the goods sold in the store;
 - (iii) an outdoor storage area for the items referred to in (i) and (ii) above;
and

- (iv) a restaurant (including take-out service) which is ancillary to the uses described above.

2. Notwithstanding the uses permitted in Section 320-126 of the Zoning Code, an access road for a home improvement warehouse retail facility is permitted across the lands shown as Utilities (U) in Schedule "A" attached.

3. Chapter 324, Site Specifics, of the Zoning Code, is hereby amended to include reference to this by-law by adding the following to Section 324-1, Table of Site Specific By-laws:

BY-LAW NUMBER AND ADOPTION DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
808-1998 October 30, 1998	Lands located on the east side of Kipling Avenue at Bethridge Road.	To confirm the Class One Industrial (I.C1) zoning of the lands and to permit a home improvement warehouse retail facility.

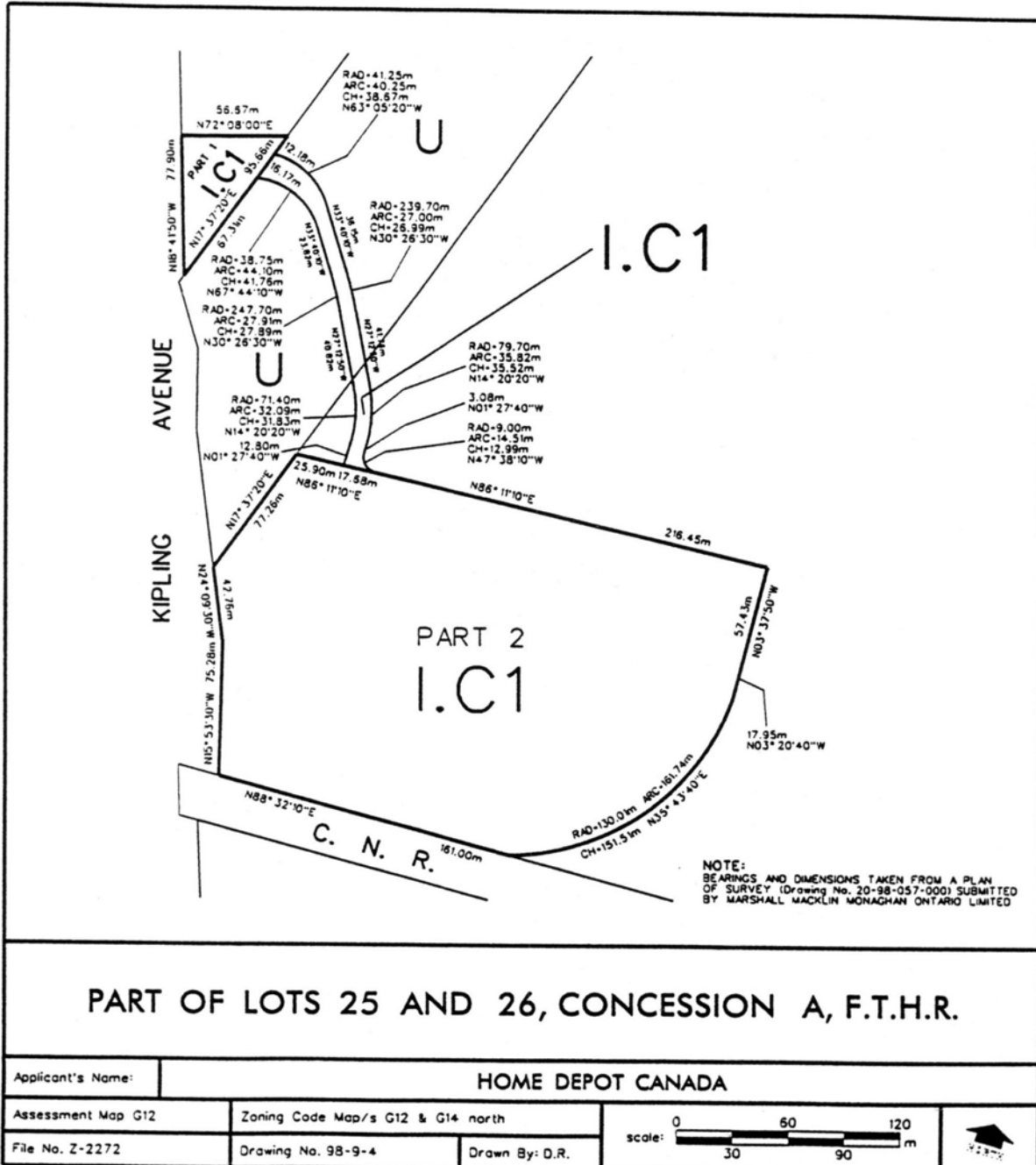
ENACTED AND PASSED this 30th day of October, A.D. 1998.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE 'A' TO BY-LAW No. 808-1998



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