

Authority: Etobicoke Community Council Report No. 10, Clause No. 7,
as adopted by City of Toronto Council on July 27, 28, 29 and 30, 1999
Enacted by Council: July 29, 1999

CITY OF TORONTO

BY-LAW NO. 533-1999

To Adopt Amendment No. 72-99 to the Official Plan of the Etobicoke Planning Area in order to implement a site-specific amendment affecting the lands located on the south side of Kelfield Street between Ontario Hydro facilities and Highway 401.

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:

THAT the attached Amendment No. 72-99 to the Official Plan of the Etobicoke Planning Area, consisting of Part Two of the accompanying amendment, is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c. P. 13, as amended.

ENACTED AND PASSED this 29th day of July, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

OFFICIAL PLAN AMENDMENT TEXT

PART ONE - PREAMBLE

1.1 PURPOSE/LOCATION

Official Plan Amendment No. 72-99 applies to a 3.75 hectares (9.28 acres) parcel of land located on the south side of Kelfield Street between Ontario Hydro facilities and Highway 401.

The purpose of this amendment is to redesignate the lands from Utility to Industrial to permit the development of a mini-storage warehouse complex in addition to other industrial uses.

1.2 BASIS

The property is designated Utility in the Official Plan. Although Section 4.10.4 of the Plan provides that where Utility designations become available for development they may be zoned in accordance with adjacent land use designation without amendment to the Plan, subject to criteria set out in Section 4.10.5. Notwithstanding this provision, on October 23, 1998, Storcan Self Storage One Limited applied for amendment to the Official Plan from Utility to Industrial to more closely align with the proposed Class 1 Industrial (I.C.1) zoning.

The Urban Planning and Development Services report of July 15, 1999, concluded that the proposed amendments are appropriate based on the conclusions reached as part of staff's evaluation of the Plan's criteria for adding/redesignating the lands for Industrial purposes.

At the Public Meeting held on July 15, 1999, Etobicoke Community Council recommended that the application be approved, subject to conditions to approval as outlined in the staff report dated July 15, 1999.

PART TWO - THE AMENDMENT

2.1 INTRODUCTION

All of this part of the Amendment, consisting of the following text and attached map designated Schedule “A”, constitute Amendment No. 72-99 to the Official Plan for the Etobicoke Planning Area. The Plan is hereby amended as follows:

2.2 MAP CHANGE (SCHEDULE “A”)

The area affected by Official Plan Amendment No. 72-99 is hereby added to Map 4 “Land Use” as shown on Schedule “A” of this Amendment.

3. IMPLEMENTATION

The policy established by this Amendment will be implemented through a site-specific amendment to the Zoning Code, Council’s conditions to approval, and signing and registering of appropriate agreements.

4. INTERPRETATION

The provisions of the Official Plan as they may be amended from time to time with respect to the interpretation of the Plan shall apply with respect to this Amendment.

PART THREE - APPENDICES

- Appendix I Notice of Public Meeting of Planning and Development Committee held on July 15, 1999.
- Appendix II Clause No. 7 of the Tenth Report of the Etobicoke Community Council, as adopted by Etobicoke Community Council at its meeting held on July 15, 1999.
- Appendix III Key Plan
- Appendix IV Site Plan

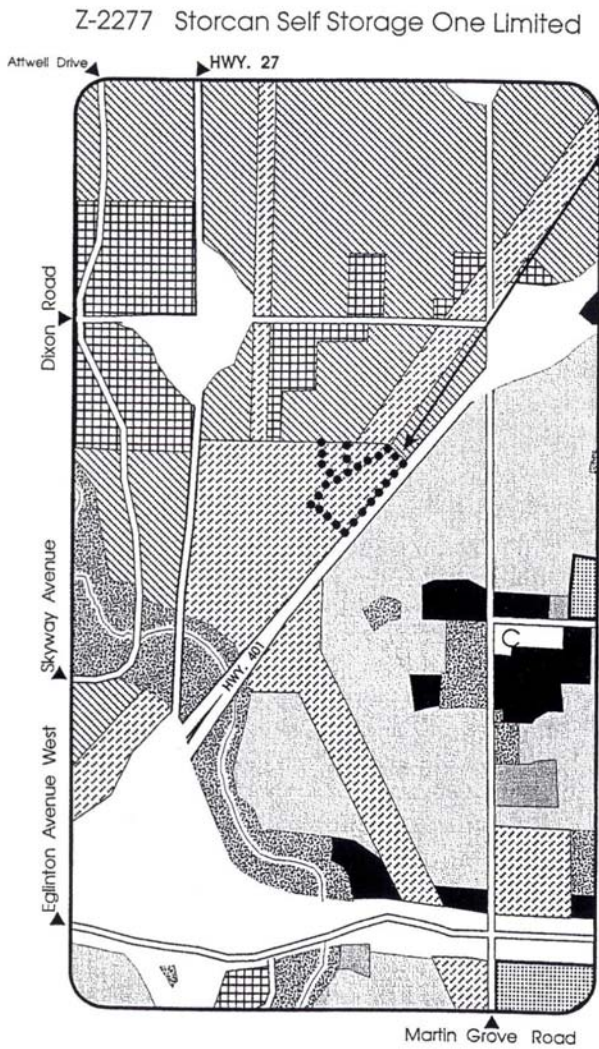
SCHEDULE "A"

Official Plan Amendment No. 72 - 99
Schedule "A"



Map 4

Is amended by redesignating the subject lands from Utility to Industrial.



- Land Use**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Community Retail
 - Office
 - Industrial
 - Institutional
 - Utility
 - Open Space



Scale: Not to Scale