

Authority: Etobicoke Community Council Report No. 11, Clause No. 13,
as adopted by City of Toronto Council at its meeting held on September 28 and
29, 1999

Enacted by Council: December 16, 1999

CITY OF TORONTO

BY-LAW No. 872-1999

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located at the northeast corner of Browns Line and Horner Avenue and municipally known as 435 Browns Line.

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. That notwithstanding the provisions of Section 320-21 of the Etobicoke Zoning Code, a convenience store shall be permitted to operate in conjunction with a service station on the lands shown as Limited Commercial (CL) on Schedule 'A' annexed hereto subject to the following:

(a) For the purpose of this by-law, a convenience store shall be defined as follows:

“Convenience Store: a commercial building or structure or part thereof, where food and convenience goods are stored and offered for sale at retail, and which may include as an accessory use, subject to Section 3 herein, the sale of food prepared on the premises.”

(b) The maximum gross floor area shall be limited to 190.0 m².

(c) The maximum width of the northern-most access drive shall be 7.62 m.

(d) A minimum 3.0m wide landscape strip shall be provided around the perimeter of the site, with the exception of a 10.0 m long section extending both easterly and northerly, equidistantly from the intersection of the points along the astronomical bearings of N72 degrees 44' 00" E and N17 degrees 15' 00"W as shown on Schedule 'A' attached hereto.

2. Notwithstanding the provisions of Sections 320-91E. and 320-83 of the Etobicoke Zoning Code, a garbage enclosure shall be permitted as an accessory use.

3. For the purpose of this by-law a Full Commercial Kitchen and seating for the consumption of prepared foods shall not be permitted.

4. Where the provisions of this by-law conflict with the Etobicoke Zoning Code, this by-law shall take precedence, otherwise the Etobicoke Zoning Code shall continue to apply.

5. 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
872-1999 December 16, 1999	Lands located on the northeast corner of Browns Line and Horner Avenue	To permit a convenience store to operate in conjunction with a service station

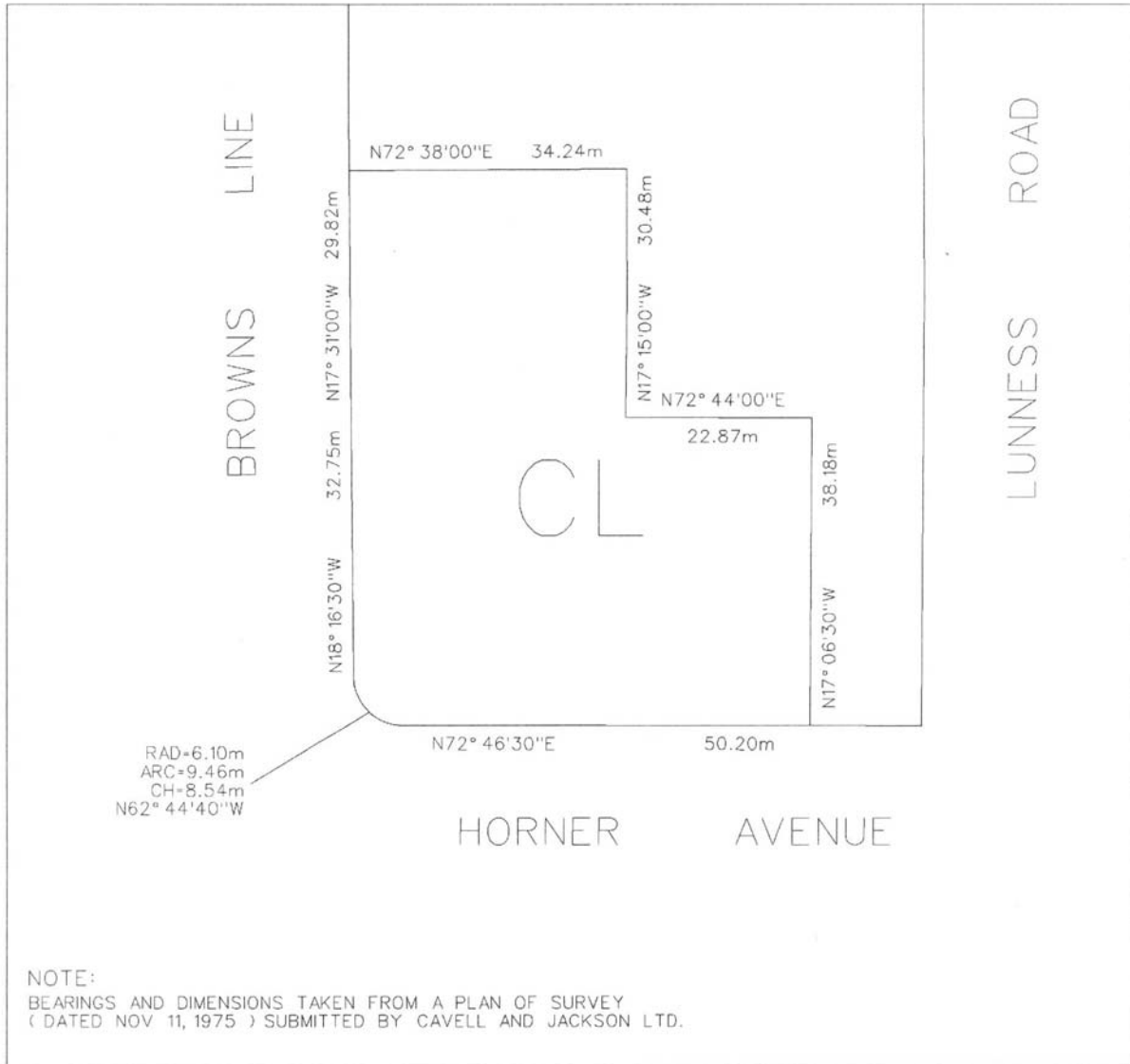
ENACTED AND PASSED this 16th day of December, A.D. 1999.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

Schedule 'A' to By-law No. 872-1999



NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (DATED NOV 11, 1975) SUBMITTED BY CAVELL AND JACKSON LTD.

**PART OF LOT 10,
 CONCESSION 2, LT. COLONEL SMITH'S TRACT**

Applicant's Name:		SHELL CANADA LIMITED	
Assessment Map B14	Zoning Code Map/s B14 south & B16 north/south		scale:
File No. Z-2278	Drawing No. 99-8-16	Drawn By: D.R.	