

Authority: Etobicoke Community Council Report No. 14, Clause No. 10,
as adopted by City of Toronto Council on December 14, 15 and 16, 1999
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 517-2000

**To amend Chapters 304, 320, and 324 of the Etobicoke Zoning Code
with respect to certain lands in the former Village of Claireville (Etobicoke).**

WHEREAS authority is given to Council by Section 34 of the Planning Act to pass this By-law; and whereas the 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. The lands shown as outlined by a heavy black line on the attached Schedule "A" ("the Lands") are hereby zoned Class 1 Industrial (I.C1).

2. Notwithstanding Sections 304-31 and 304-33 of the Zoning Code, the Lands shall not be used for any purpose other than the following:

- (a) communications/technological facilities; standard, take-out, and convenience restaurants; hotels; banks; business, professional, or administrative offices (which may include ancillary day-care facilities); medical offices/clinics, hospitals; places of worship;
- (b) vehicle servicing and repair operations; public garages; veterinary clinics; manufacturing operations; warehouses; studios for arts-related purposes; retail sales of products manufactured or warehoused on-site, provided that the retail floor area does not exceed 25% of the gross floor area of the industrial building, to a maximum retail floor area on-site of 700 square metres; and
- (c) government/public works buildings; police stations; commercial recreational facilities, including cinemas, bowling alleys, curling rinks, fitness clubs, commercial sport and recreational facilities,

provided that outside storage shall not be permitted in connection with any of the uses permitted within this Section.

3. Section 304-32 of the Zoning Code shall apply to the Lands.

4. Notwithstanding Section 2, the single detached dwellings listed in the attached Schedule "B", as they exist on the date of the passage of this by-law, shall be permitted, provided that no expansion to any of them shall be permitted.

5. Notwithstanding Section 2, an existing garden centre on lands known municipally as 2117 Codlin Crescent shall be permitted.

6. Home occupation businesses shall be permitted in the existing single detached dwellings listed in Schedule “B” and accessory buildings, subject to the following provisions:

- (i) subject to Subsections (ii) through (v), a home occupation is any occupation conducted for gain or profit from within a residential dwelling or an accessory building by any permanent resident(s) of the dwelling;
- (ii) the home occupation is an accessory use and does not change the character of the dwelling as a private residence;
- (iii) no outside storage, including storage on balconies or display of goods, materials or equipment shall be permitted in connection with the home occupation business;
- (iv) there shall be no goods, wares, or merchandise offered, sold, or kept for sale on the premises other than those produced or warehoused on the premises, and the retail floor area shall not exceed 25% of the gross floor area of all buildings located on such property; and.
- (v) any use, which from its nature of operation creates a nuisance by the creation of noise, traffic, vibration or by reason of the emission of gas, fumes, dust, glare or objectionable odour or any other use which may be considered to be an obnoxious or offensive trade, business or manufacture shall not be permitted.

7. Where the provisions of Sections 2, 4 or 6 of this by-law conflict with the Zoning Code, the provisions of this by-law shall take precedence; otherwise the Zoning Code shall continue to apply.

8. By-law No. 1989-41 is hereby repealed.

9. Interim Control By-law No. 209-1999, enacted by Council on April 15, 1999, as amended by By-law No. 196-2000, is repealed upon this By-law coming into full force and effect.

10. 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
517-2000 August 3, 2000	Certain lands in the former Village of Claireville (Etobicoke)	To zone the Lands Class 1 Industrial (I.C1), subject to certain use provisions

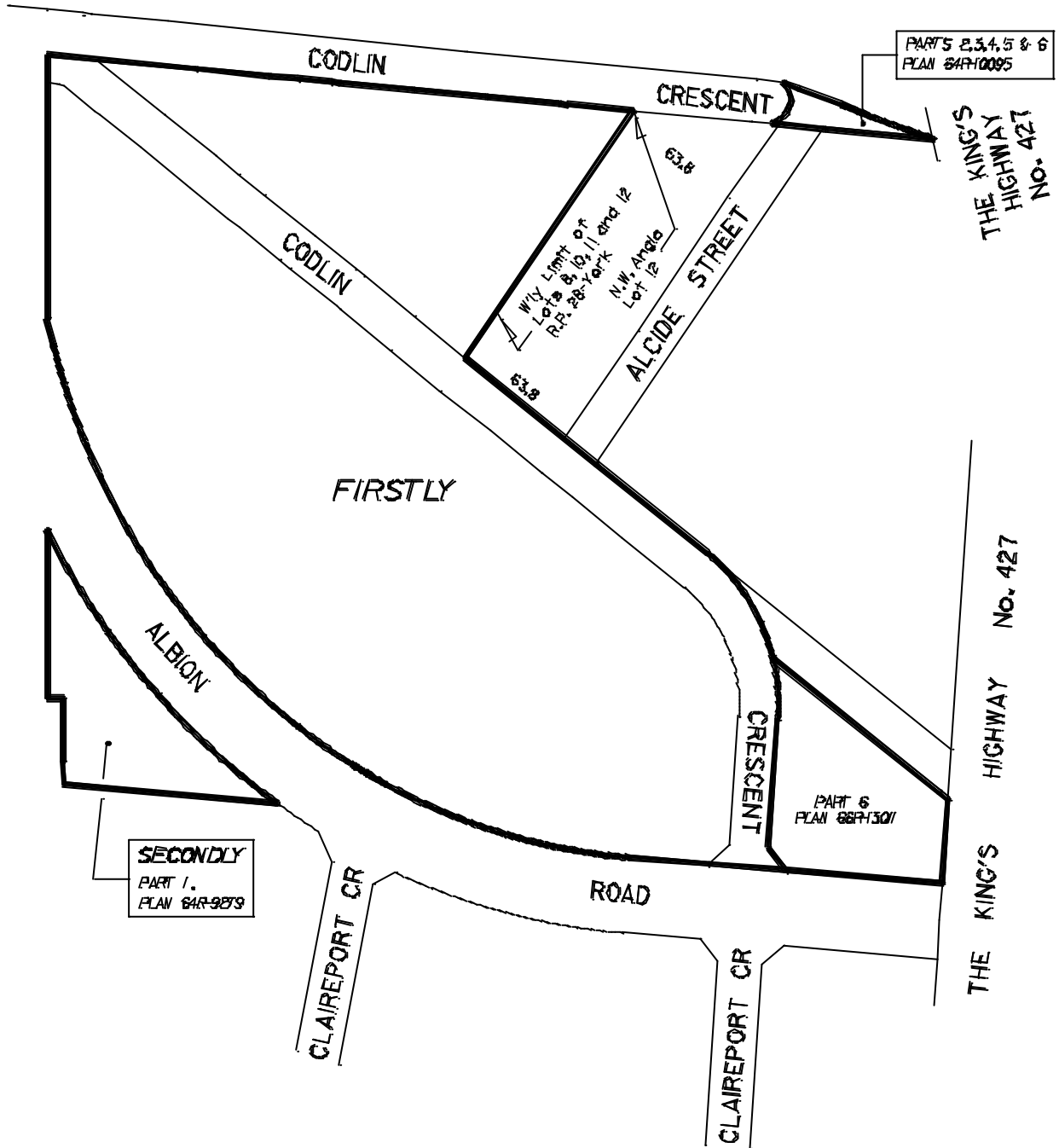
ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"



WORKS AND EMERGENCY SERVICES
 SURVEY SERVICES SECTION
 TORONTO APRIL 2000
 BL2/CLAIPEA-DGN
 FILE# C199-RPT DRAWN# VL

SCHEDULE "B"

MUNICIPAL ADDRESS	LEGAL DESCRIPTION
2095 Codlin Crescent (formerly Albion Road)	Lot 11, Plan 28
2103 Codlin Crescent (formerly Albion Road)	Part of Lot 8, Plan 28
2115 Codlin Crescent (formerly Albion Road)	Part of Lots 5 and 6, Plan 28
2117 Codlin Crescent (formerly Albion Road)	Part of Lots 4 and 5, Plan 28
2119 Codlin Crescent (formerly Albion Road)	Part of Lot 4, Plan 28
2125 Codlin Crescent (formerly Albion Road)	Part of Lot 3, Plan 28
2128 Codlin Crescent (formerly Albion Road)	Lot 7, Plan 28
2136 Codlin Crescent (formerly Albion Road)	Lot 6 and Part of Lot 5, Plan 28
2140 Codlin Crescent (formerly Albion Road)	Part of Lot 5, Plan 28
2150 Codlin Crescent (formerly Albion Road)	Lot 4, Plan 28
2152 Codlin Crescent (formerly Albion Road)	Part of Lot 3, Plan 28
2154 Codlin Crescent (formerly Albion Road)	Part of Lot 3, Plan 28
2158 Codlin Crescent (formerly Albion Road)	Lot 2, Plan 28