

CITY OF TORONTO

BY-LAW No. 192-2001(OMB)

To amend the Employment Districts Zoning By-law No. 24982 (Marshalling Yard Employment District).

WHEREAS authority is given to the Ontario Municipal Board by Section 34(11) of the Planning Act, R.S.O. 1990, c.P. 13, as amended, to direct that this By-law be enacted; and whereas the Ontario Municipal Board has considered the merits of an appeal of the application to amend the Zoning By-law;

The Ontario Municipal Board has ordered the enactment of the following:

1. Schedule “A” of the Marshalling Yard Employment District is amended with respect to the land shown on Schedule “1”, by adding Performance Standards 248 and 826 so that the amended zoning shall read as follows:

M, MDC – 10 – 208 – 246 – 248 – 826 – 913 – 1489 – 2029

61
221

2. Schedule “B”, **PERFORMANCE STANDARDS CHART**, is amended by adding Performance Standards:

INTENSITY OF USE – GROSS FLOOR AREA

248. **Gross Floor Area of Vehicle Service Garages** shall not exceed 1,161 square metres and shall be located beyond 25 metres of the Sheppard Avenue **street line** and beyond 125 metres of the Shorting Road **street line**.

INTENSITY OF USE – MISCELLANEOUS

826. Maximum number of **Vehicle Service Garage** operations or tenancies: three.

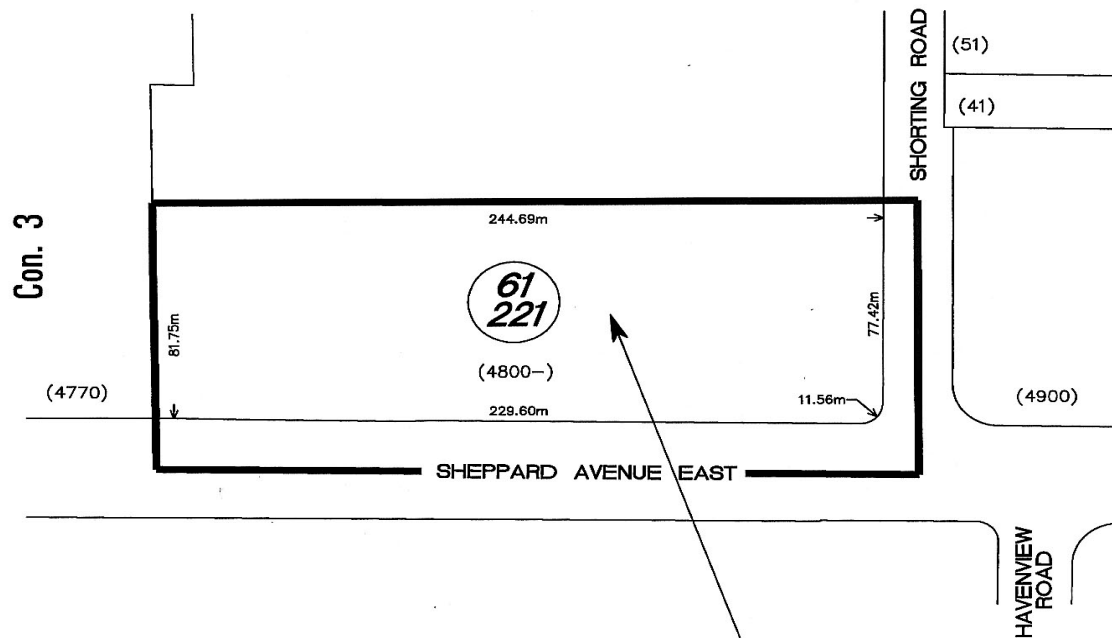
3. Schedule “C”, **EXCEPTIONS LIST** is amended by:

- (i) adding **Vehicle Service Garages** excluding the **open storage** of automotive products and of vehicles which are undergoing repairs, are mechanically inoperable or not licensed for operation, to Exception Number 61, Section (a).

PURSUANT TO THE DECISION OF THE ONTARIO MUNICIPAL BOARD ISSUED FEBRUARY 28, 2001 IN BOARD FILE NO. PL990135.

Schedule '1'

Lot 21



**M,MDC-10-208-246-248-
826-913-1489-2029**



Zoning By-Law Amendment

4800 & 4810 Sheppard Avenue E.

File # SC-Z19980029



Area Affected By This By-Law



Not to Scale
Marshalling Yard Employment District By-law
Extracted 10/2/00 - KP
Job No. Z98029-1/Z-1