

CITY OF TORONTO

BY-LAW No. 736-2001(OMB)

To adopt Amendment No. 478 to the Official Plan of the former City of North in respect of lands municipally known as 181 Finch Avenue West.

WHEREAS, the Ontario Municipal Board by way of Orders issued on October 7, 1999 and November 23, 2000 determined to amend the Official Plan of the former City of North York;

THEREFORE:

1. Amendment No. 478 to the Official Plan of the former City of North York, consisting of the attached text, is hereby adopted.

PURSUANT TO THE ORDERS OF THE ONTARIO MUNICIPAL BOARD ISSUED OCTOBER 7, 1999 AND NOVEMBER 23, 2000 IN BOARD FILE NO. PL990300.

PREFACE AND EXPLANATORY NOTES**TO AMENDMENT NO. 478****TO THE OFFICIAL PLAN OF THE FORMER****CITY OF NORTH YORK****EXPLANATORY NOTE**

This Official Plan Amendment relates to the property known municipally as 181 Finch Avenue West in the City of Toronto, located on the south side of Finch Avenue West, between Senlac Road and Grantbrook Street.

The Central Finch Area Secondary Plan designates the property “Central Finch Mixed Use-One (CFMU-1)”. The purpose and effect of the amendment are to permit a dental laboratory, together with office uses, on the property.

AMENDMENT NO. 478**TO THE OFFICIAL PLAN OF THE FORMER
CITY OF NORTH YORK**

The following text constitutes Amendment No. 478 to the Official Plan of the former City of North York.

Part D.12, Section 3.6 Site Specific Policies, of the Central Finch Area Secondary Plan - is amended by adding the following subsection:

“3.6.6

The lands known municipally as 181 Finch Avenue West (Lot 186, Registered Plan 3832) are located on the south side of Finch Avenue West between Senlac Road and Grantbrook Street, facing lands on the north side of Finch Avenue West designated CFCOM and developed with office, retail and other commercial uses. This area is not well suited to residential intensification. Accordingly, notwithstanding the CFMU-1 designation of the lands at 181 Finch Avenue West, a dental laboratory making limited quantities of prosthetic dental appliances by means that:

- (a) do not involve light metal manufacturing, light plastic manufacturing or any other form of manufacturing or industrial use or activity on the premises save and except the storing and processing of small amounts of light plastics, light metals, ceramics and other nontoxic materials integral to the production of prosthetic dental appliances, and
- (b) do not create perceptible noise or vibration, or produce fumes, dust, or objectionable odour or waste material

may be permitted, together with business office uses, professional office uses and professional medical office uses”.