

CITY OF TORONTO

BY-LAW No. 737-2004(OMB)

To amend Chapters 304, 320 and 324 of the Etobicoke Zoning Code with respect to certain lands located on the west side of Shorncliffe Road north of North Queen Street (90 Shorncliffe Road) in the former City of Etobicoke.

WHEREAS the Ontario Municipal Board, by way of Order No. 0085 issued on the January 14, 2004, determined to amend the Etobicoke Zoning Code in respect of lands known municipally as 90 Shorncliffe Road; and

WHEREAS the matters herein set out are in conformity with the Official Plan of the former City of Etobicoke;

THEREFORE, the Ontario Municipal Board HEREBY ENACTS as follows:

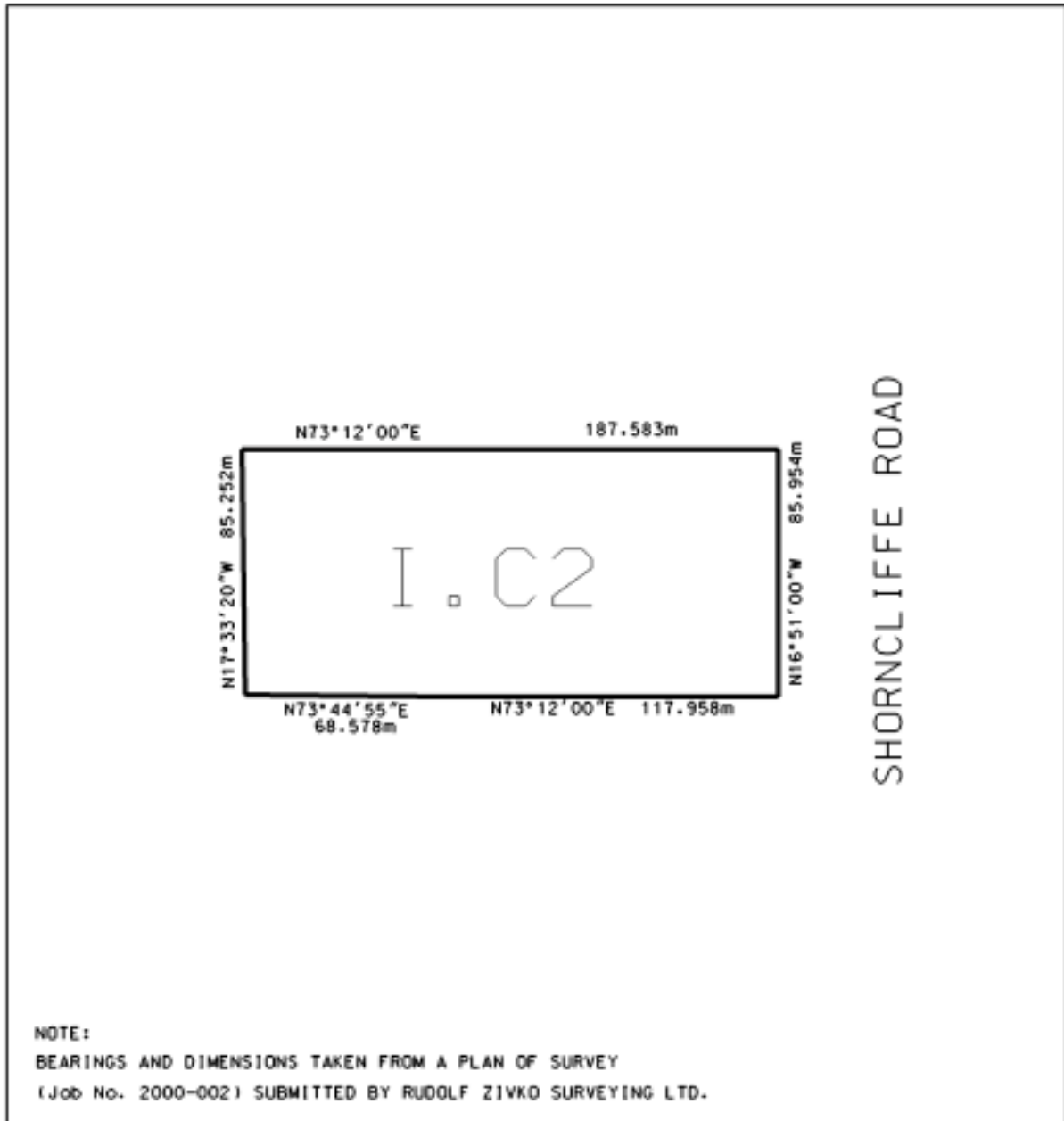
1. That the zoning classification of the lands shown as Class 2 Industrial (I.C2) and as more particularly identified on Schedule 'A' attached hereto shall permit a waste disposal/recycling facility, subject to the following:
 - (a) The use of the *waste disposal/recycling facility* shall be limited to the transfer, handling, sorting and re-shipment of non-hazardous, solid, construction or demolition waste sourced from residential, commercial, industrial and institutional buildings and sites, subject to being carried out in accordance with a Certificate of Approval issued by the Ministry of the Environment pursuant to the *Environmental Protection Act* and its regulations. The waste disposal/recycling facility shall not be used to receive, store, process or otherwise deal with, in any manner, hazardous waste as defined in the *Environmental Protection Act*.
 - (b) Outside storage and processing of recyclable materials shall be prohibited. No waste or recycling material shall be received, processed or otherwise be dealt with, in any manner, except within the waste transfer, sorting and storage building(s).
 - (c) Outdoor storage of waste disposal vehicles and equipment shall be permitted subject to provisions in (d) and (e) herein.
 - (d) The storage of waste disposal vehicles, equipment, bins and/or containers shall be prohibited within the front yard, and the storage of bins and/or containers shall be prohibited in the required side yard. Only empty bins or containers shall be stored in the interior rear yard. For the purposes of this by-law, the interior rear yard shall mean the lands situated between the office/maintenance buildings facing the street and the waste transfer, sorting and storage buildings situated opposite the rear lot line, exclusive of loading and driveway areas.
 - (e) The maximum stacking height of empty bins or containers shall be 5 metres within the interior rear yard.

- (f) An on-site weigh scale shall be provided in conjunction with each waste transfer, sorting and storage building, prior to any occupancy or operation. No on-site compacting, crushing or ram walls are permitted.
- (g) The Gross Floor Area of the waste disposal/recycling facility shall not exceed 3,900 square metres in total on the whole of the subject lands inclusive of all waste transfer, sorting, office and maintenance uses, provided that the Gross Floor Area of the waste transfer, sorting and storage building(s) shall not exceed 2,500 square metres in total on the whole of the subject lands, and shall not exceed 1,250 square metres on either of lots 33 or 34 of Registered Plan 2104.
- (h) No waste shall be burned, buried, or otherwise in any manner be disposed of within the waste disposal/recycling facility or elsewhere on any part of the subject lands.
2. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.
3. That section 320-24.3A of the Etobicoke Zoning Code is hereby amended by adding:
- “(4) The lands known municipally as 90 Shorncliffe Road (also subject to specific provisions in the By-law No. 737-2004(OMB))”.
4. Chapter 324, Site Specific, of the Etobicoke 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
737-2004(OMB) January 14, 2004	90 Shorncliffe Road, north of North Queen Street	To permit a waste disposal/recycling facility, subject to specified regulations and restrictions.

PURSUANT TO ORDER NO. 0085 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON JANUARY 14, 2004 IN BOARD CASE NO. PL001209.

Toronto Schedule 'A' BY-LAW



SHORNLIFFE ROAD

NOTE:
 BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
 (Job No. 2000-002) SUBMITTED BY RUDOLF ZIVKO SURVEYING LTD.

**PLAN OF SURVEY OF PART OF LOTS 33, 34 & 35
 REGISTERED PLAN 2104
 CITY OF TORONTO**

Applicant's Name:		1115314 Ontario Inc.	
Assessment Map: C14	Zoning Code Map/s: CMN		scale:
File No. Z2296	Drawing No. Z2296A	Drawn By: K.P.	

