

Authority: Etobicoke York Community Council Report 7, Clause 23,
as adopted by City of Toronto Council on September 25, 26 and 27, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 828-2006

To amend Chapters 320 and 324 of the Etobicoke Zoning Code, as amended with respect to the lands municipally known as 613 Evans Avenue.

WHEREAS authority is given to Council by Section 34 of 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 Sections 320-21H and 320-21I 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' attached hereto, subject to the following:
 - (a) For the purpose of this By-law, a convenience store shall be identified as follows:

“Convenience Store: a commercial building or structure or part thereof, where food and convenience goods are stored and offered for retail sale, and which may include as an accessory use, subject to Section 2 herein, the sale of food prepared on the premises.”
 - (b) The maximum building gross floor area shall be limited to 180 square metres of which the proposed convenience store will occupy no more than 80 square metres of floor area, and may be used for the retail sale of convenience items.
2. For the purposes of this by-law, a full commercial kitchen and seating for the consumption of prepared foods shall be prohibited.
3. Notwithstanding the provisions of Section 320-21B of the Etobicoke Zoning Code, the width of any driveways/ramps from Evans Avenue and Browns Line shall not exceed 10.5 metres as measured along the street line.
4. Notwithstanding the provisions of Section 320-21D of the Etobicoke Zoning Code, the width of the landscape buffer of 3.0 metres shall be provided adjacent a residential zone. A pedestrian walkway shall be permitted within this buffer.
5. Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall take precedence, otherwise the Etobicoke Zoning Code shall apply.

6. Chapter 324, Site Specifics, 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
828-2006 September 27, 2006	Lands located on the southwest corner of Evans Avenue and Browns Line	To permit a convenience store to operate in conjunction with a service station

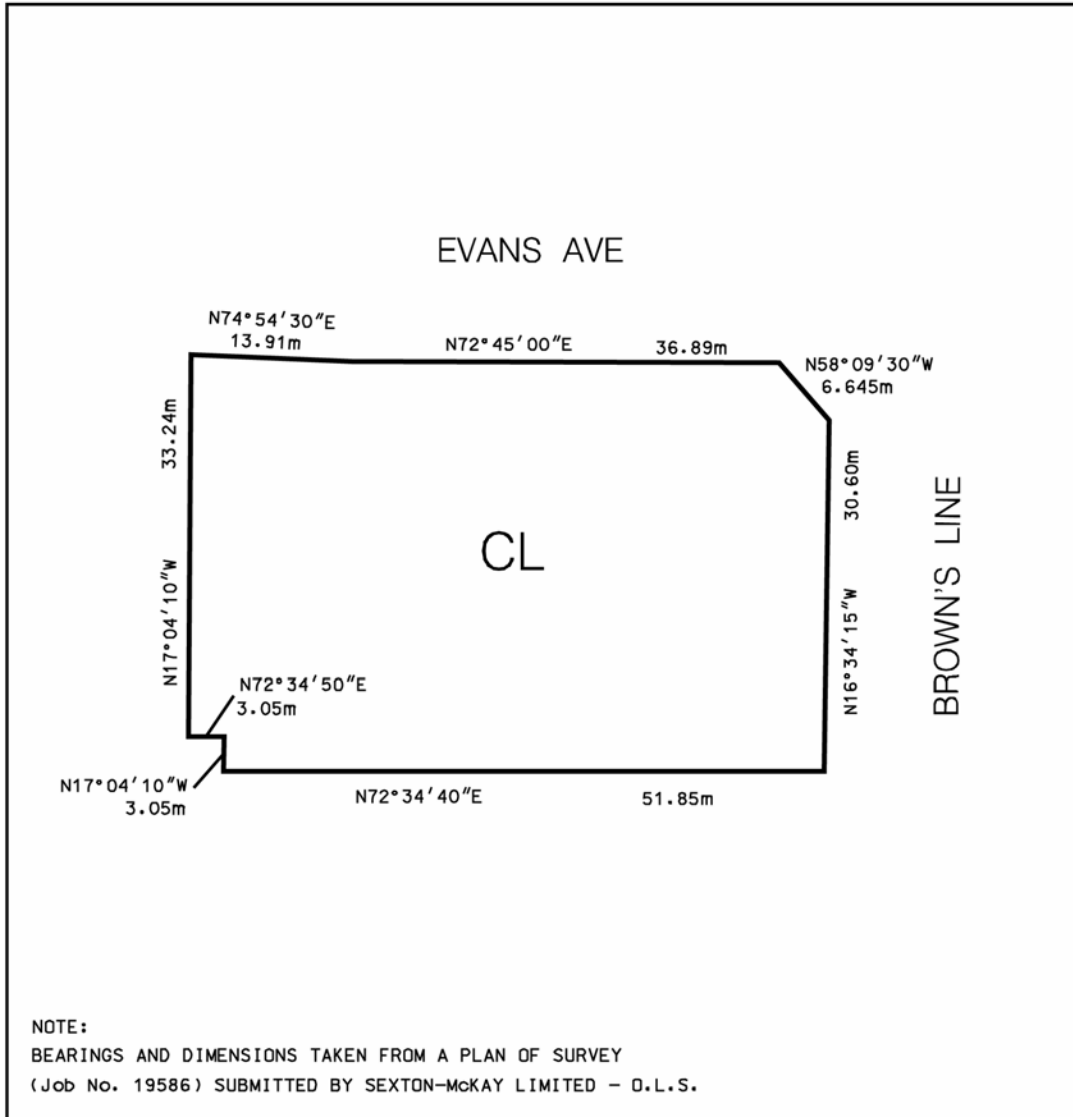
ENACTED AND PASSED this 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW



**PART OF BLOCKS A, B AND C
 REGISTERED PLAN4393
 CITY OF TORONTO**

Applicant's Name:	J and B ENGINEERING INC.		
Assessment Map B16	Zoning Code Map/s B16N		
File No. 06_114513	Drawing No. 06_114513_dz1	Drawn By: K.P.	scale:

