

CITY OF TORONTO

BY-LAW No. 1329-2008(OMB)

To amend the former City of Scarborough Rouge Community Zoning By-law No. 15907, with respect to the lands located on the northeast corner of Kingston Road and Rylander Boulevard, municipally known as 6714 and 6736 Kingston Road.

WHEREAS authority is given to the Ontario Municipal Board by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

THEREFORE:

1. Rouge Community By-law No. 15907 is amended as follows:

1.1 SCHEDULE "A" is amended by deleting the current zoning and replacing it with the following zoning, so that the amended zoning shall read as follows:

CC – 114 – 115 – 230 – 231 – 474 – 519

1.2 SCHEDULE "B" PERFORMANCE STANDARD CHART, is amended by adding the following Performance Standards:

MAIN WALL SETBACKS FROM SIDE AND/OR REAR LOT LINES

230. Minimum 3.0 m **setback** from the **side lot line**.

231. Minimum 4.5 m **setback** from the **rear lot line**.

MISCELLANEOUS

474. Notwithstanding the provisions of **Clause VI – General Provisions**, Sub-Clause 2.8, **Lands Not Covered by Buildings**, a vacuum island may also be permitted in conjunction with an **Automobile Service Station**.

PARKING REGULATIONS FOR ALL ZONES

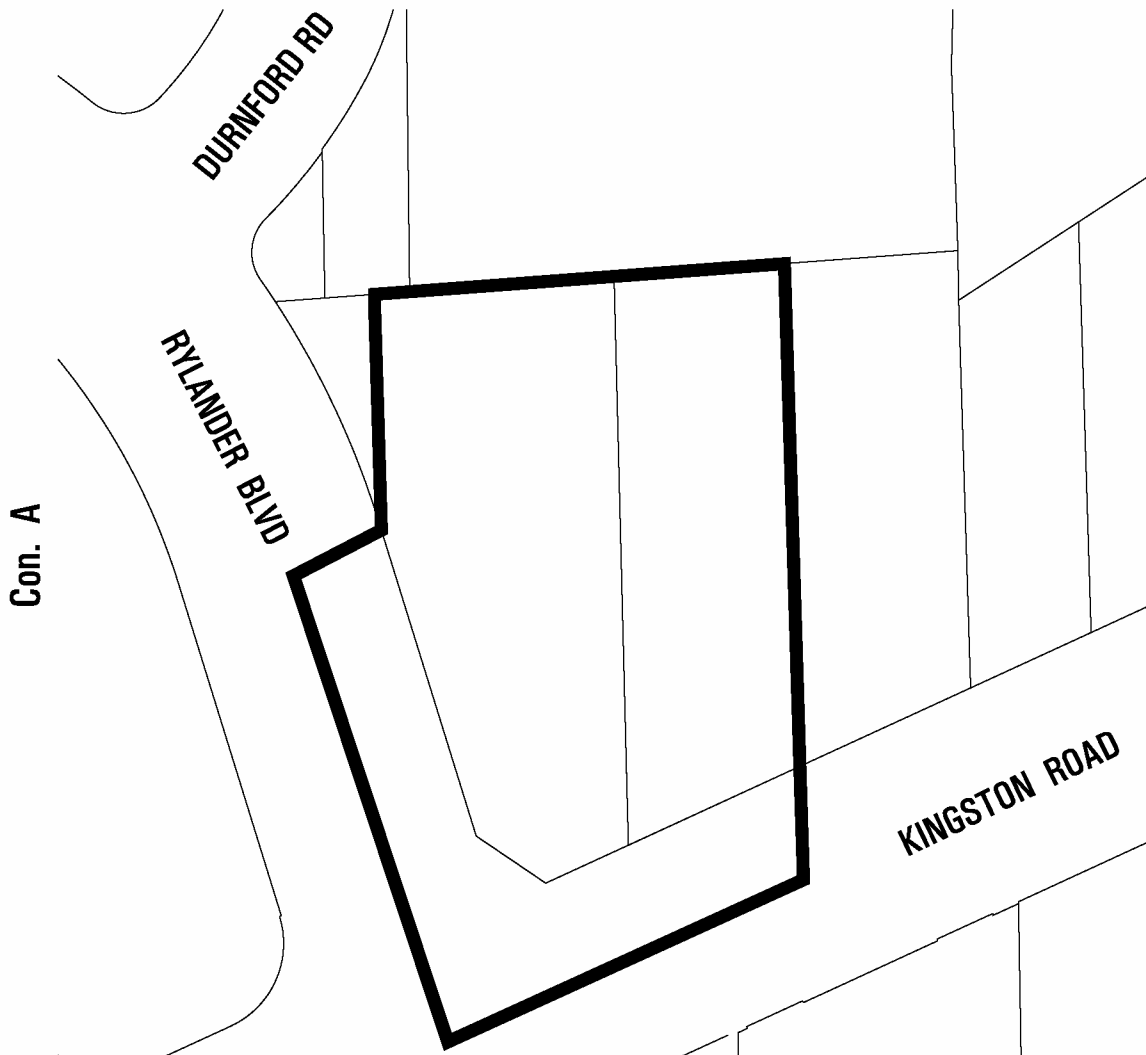
519. Notwithstanding the provisions of **Clause VII – General Parking Regulations for All Zones**, Sub-Clause 1.6, **Mechanical or Automatic Car Wash – Vehicle Stacking Spaces**, a minimum of 10 **vehicle** stacking spaces shall be provided on the parcel of land on which the car wash is located, and shall be arranged in a single line with a maximum width of 3 m leading to the entrance of the car wash. The **vehicle** stacking spaces shall have a minimum dimension of 3 m width by 6 m length.

- 1.3 **SCHEDULE “C” EXCEPTIONS LIST**, is amended by deleting EXCEPTIONS 23 and 24 from the subject lands as shown outlined on the attached Schedule ‘2’.
- 1.4 **SCHEDULE “C” EXCEPTIONS LIST**, is amended by adding the following EXCEPTION – on the lands as shown outlined on the attached Schedule ‘2’.
41. On those lands identified as Exception No. 41 on the attached Schedule ‘2’, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply.
- (a) In addition to the permitted uses of the Community Commercial (CC) Zone, the following additional uses shall also be permitted:
- **Mechanical or Automatic Car Wash**, ancillary to an **Automobile Service Station**
 - **Marketplace Sign**
 - **Drive-through Facility**

PURSUANT TO DECISION/ORDER NO. 0488 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON FEBRUARY 22, 2007 IN BOARD FILE NO. PL050069.

Schedule '1'

Lot 2



CC-114-115-230-231-474-519



Zoning By-Law Amendment

6714 & 6736 Kingston Road

File # 04-164413 02



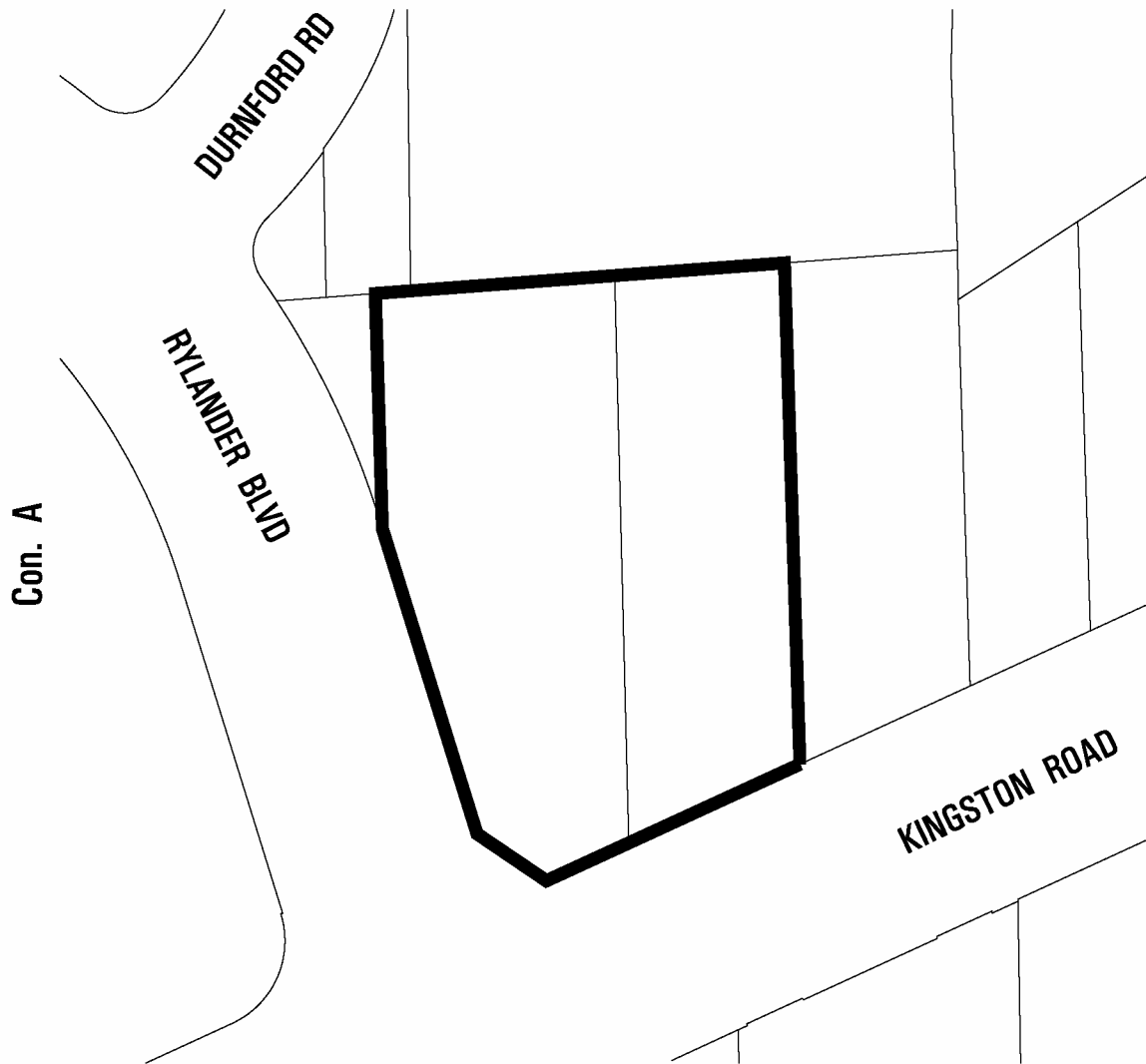
Area Affected By This By-Law

Rouge Community Bylaw
Not to Scale
10/13/05



Schedule '2'

Lot 2



Exception No. 41



Zoning By-Law Amendment

6714 & 6736 Kingston Road

File # 04-164413 0Z



Area Affected By This By-Law

Rouge Community Bylaw
 Not to Scale
 10/13/05

