

Authority: Planning and Growth Management Committee Item 19.11,
as adopted by City of Toronto Council on November 27, 28 and 29, 2012
Enacted by Council: November 29, 2012

CITY OF TORONTO

BY-LAW No. 1583-2012

To amend City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control

WHEREAS under section 114 of the *City of Toronto Act, 2006*, S.O. 2006, CHAPTER 11, Schedule A, City Council passed By-law No. 774-2012 and thereby amended the City of Toronto Municipal Code by adding Article V, Site Plan Control, to Chapter 415, Development of Land; and

WHEREAS City Council needs to make minor changes to Chapter 415, Article V of the City of Toronto Municipal Code in order to assist in the interpretation of the By-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Subsection (A)(3)(a) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by replacing the word "and" with "or."
2. Subsection (A)(3)(b) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by replacing the word "road" with "street".
3. Subsection (A) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting subsection (4) in its entirety and replacing it with the following:

"(4) An industrial, manufacturing or warehouse building, except for an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station, containing only industrial, manufacturing or warehouse uses, if the building is less than 1,000 square metres in gross floor area."
4. Subsection (A)(5) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by adding the words "an individual" after the words "fourplex, or" and by adding the words "dwelling unit" after the word "townhouse."
5. Subsection (A)(6) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting the word "or" after "industrial" and adding the words "or warehouse" after the word "manufacturing."
6. Subsection (A)(9) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by adding the words "with one exemption allowed in one calendar year" after the word "weeks."

7. Subsection (B)(1) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by adding the words "an individual" after the word "fourplex" and adding the words "dwelling unit" after the word "townhouse."
8. Subsection (B)(2) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by adding the words "an individual" after the word "fourplex" and adding the words "dwelling unit" after the word "townhouse."
9. Subsection (B)(3) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting the word "provided" and replacing it with the word "if."
10. Subsection (B) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting subsection (3)(b) in its entirety and replacing it with the following:

"(b) is not located in the existing front yard, or in the existing side yard abutting a public street on a corner lot; or"
11. Subsection (B) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting subsection(4) in its entirety and replacing it with the following:

"(4) An industrial, manufacturing or warehouse building, except for an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station, containing only industrial, manufacturing or warehouse uses, if the addition is less than 20% of the gross floor area of the existing building or 600 square metres in gross floor area, whichever is greater;

with one such exemption allowed every 24 months starting from the date of the issuance of the building permit for the addition."
12. Subsection (B) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting subsection(5) in its entirety.
13. Subsection (C)(1) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by adding the words "in gross floor area" after the words "1, 000 square metres."
14. Subsection (C)(2) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by adding the words "a drive through facility" after the words "not associated with."

15. Subsection (C)(4) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting the words "that will be the only use in the building."
16. Subsection (C) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting subsection (5) in its entirety and replacing it with the following:
- "(5) Is to an industrial, manufacturing or warehouse building, except for an asphalt plant, cement plant, concrete batching plant, recovery/recycling facility, salvage yard, or waste transfer station, containing only industrial, manufacturing or warehouse uses for a use conversion from an existing industrial, manufacturing or warehouse use to any other industrial, manufacturing or warehouse use."
17. Subsection (D) of § 415-45 of City of Toronto Municipal Code Chapter 415, Development of Land, Article V, Site Plan Control is amended by deleting it in its entirety and replacing it with the following:
- "(D) Replacement or reconstruction of a building or structure, or part of a building or structure, destroyed or damaged by fire, explosion, flood or other similar cause, or replacement, reconstruction, or compliance due to an order of the City of Toronto is exempt from the requirement of the approval of plans and drawings if the gross floor area and height of the building or structure are not increased, no building or structure setback is reduced, or the use of the land is not changed."

ENACTED AND PASSED this 29th day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)