Authority: Etobicoke Community Council Report No. 1, Clause No. 20,

as adopted by City of Toronto Council on February 4, 5 and 6, 2003

Enacted by Council: February 7, 2003

CITY OF TORONTO

BY-LAW No. 87-2003

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the subject lands located on the south side of Dixon Road, mid-block between Martin Grove Road and Kelfield Street, municipally known as 585 Dixon Road.

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 held at least one public meeting in accordance with the *Planning Act*;

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

- 1. That Zoning By-law No. 2351 of the former Borough of Etobicoke is hereby repealed.
- 2. That notwithstanding the provisions of Sections 320-21 (H, I) and 320-22.H. of the Etobicoke Zoning Code, a convenience store and a mechanical car wash shall be permitted to operate in conjunction with a service station on the lands shown as Class Two Industrial (I.C2) 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 sale at retail, and which may include as an accessory use, subject to Section 3 herein, the sale of food prepared on the premises".
 - (b) The maximum gross floor area of the convenience store building shall be limited to 150 square metres of which no more than 88 square metres may be used for the retail of convenience items.
 - (c) The maximum gross floor area of the car wash building shall be limited to 177 square metres.
 - (d) Notwithstanding the provisions of Section 304-36 of the Etobicoke Zoning Code, the minimum setbacks for the convenience store building and canopy, the car wash building, and the propane tank shall not be less than the measurements shown on Schedule 'B' attached hereto.
 - (e) Notwithstanding the provisions of Sections 320-22.F. of the Etobicoke Zoning Code, a minimum landscape strip of 3 metres shall be provided along the lot lines. The landscape strip shall not apply to the areas containing underground storage tanks, driveways, and pedestrian accesses.

- (f) Notwithstanding the provisions of Section 320-21.B. and Section 320-22.A. of the Etobicoke Zoning Code, the width of the ramps along Dixon Road shall not exceed 9 metres, measured along the property line.
- (g) Notwithstanding the provisions of Section 320-22.B. of the Etobicoke Zoning Code, the following requirements shall apply to the vehicle waiting lines for the car wash:
 - (i) Vehicle waiting lines shall be provided on the building lot to accommodate a minimum of 24 vehicle spaces for the car wash and each space shall be a minimum of 6 metres long and a minimum of 3 metres wide.
 - (ii) Not more than two waiting lines shall be permitted and each waiting line shall not be less than 3 metres wide measured from one lane divider to another.
- (h) The provisions of Section 320-22.C. and Section 320-22.D. of the Etobicoke Zoning Code shall not apply.
- **3.** For the purpose of this By-law a full commercial kitchen and seating for the consumption of prepared foods shall be prohibited.
- 4. 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.
- 5. 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 OF PROPERTY 87-2003 Lands located on the south side of Dixon Road, mid-block between Martin Grove Road and Kelfield Street. PURPOSE OF BY-LAW To permit a convenience store and a mechanical car wash to operate in conjunction with a service station.

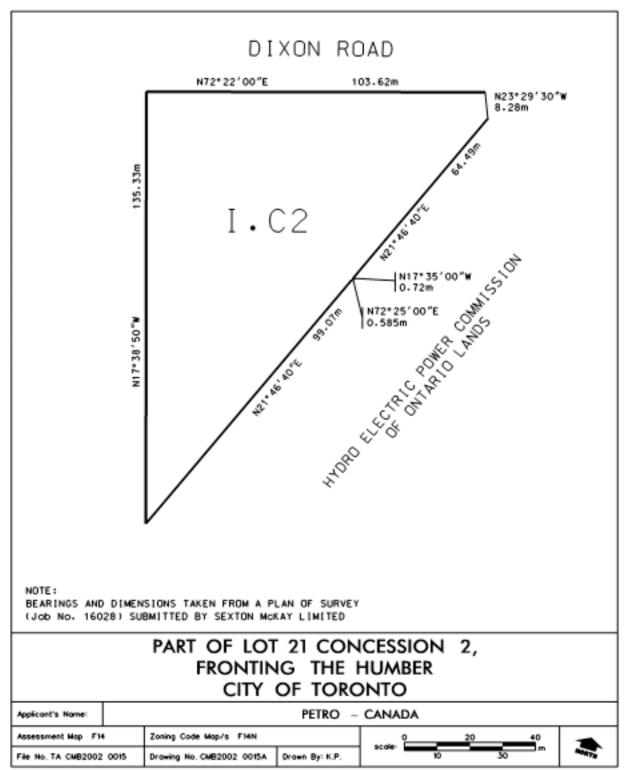
ENACTED AND PASSED this 7th day of February, A.D. 2003.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

TORONTO Schedule 'A' BY-LAW



TORONTO Schedule 'B' BY-LAW

