

Authority: Scarborough Community Council Report No. 3, Clause No. 17,  
as adopted by City of Toronto Council on April 14, 15 and 16, 2003  
Enacted by Council: April 16, 2003

**CITY OF TORONTO**

**BY-LAW No. 266-2003**

**To adopt Amendment No. 1105 of the Official Plan for the former City of Scarborough.**

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council 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.** Amendment No. 1105 to the Official Plan of the former City of Scarborough, consisting of the attached text and map designated as Schedule "T" is hereby adopted.

ENACTED AND PASSED this 16th day of April, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 1105 TO THE OFFICIAL PLAN**  
**OF THE FORMER CITY OF SCARBOROUGH**  
**CANADIAN TIRE CORPORATION LIMITED**  
**4600 AND 4630 SHEPPARD AVENUE EAST**

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The following Text and Map, designated as Schedule “I”, constitute Amendment No. 1105 to the Official Plan for the former City of Scarborough (being an amendment to the provisions of the Scarborough Official Plan, Secondary Plan for the Marshalling Yard Employment District).

The sections headed “Purpose and Location” and “Basis” are explanatory only, and shall not constitute part of this amendment.

**PURPOSE AND LOCATION:**

This amendment redesignates the lands located at the northwest corner of Sheppard Avenue East and McCowan Road from **Highway Commercial** to **Industrial District Commercial**.

**BASIS:**

This amendment provides for the redevelopment of 2 consolidated properties by expanding the range of permitted commercial uses to provide flexibility in redeveloping the lands. The proposed amendment allows for the expansion of an existing commercial operation and allows for other commercial facilities and services that are compatible with existing uses in the area.

The subject lands are at the fringe of an Employment District, adjacent to two major arterial roads with convenient access to Highway 401.

**OFFICIAL PLAN AMENDMENT:**

The Marshalling Yard Employment Secondary Plan Land Use Plan Map, Figure 4.42, is amended as it affects the lands located at the northwest corner of Sheppard Avenue East and McCowan Road by deleting the existing **Highway Commercial** designation and replacing it with an **Industrial District Commercial** designation.

SCHEDULE "T"

