

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. 267-2003

**To amend former Scarborough Zoning By-law No. 24982, as amended, with respect to the  
Marshalling Yard Employment District.**

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. Schedule "A" of the Employment Districts Zoning By-law is amended by deleting the current  
zoning and substituting it with the following as shown on Schedule '1':

MDC - 5 - 215 - 913 - 1046 - 1183 - 1514 - 1886 - 1888 - 1899 - 2043 - 2227

43

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding  
Performance Standards 215, 1183, 1899, 2043 and 2227.

#### INTENSITY OF USE - GROSS FLOOR AREA

215. **Gross floor area** of all **Restaurants** shall not exceed 700 m<sup>2</sup>.

#### SETBACKS - OTHER YARDS

1183. **Open Storage** and the display of goods, **ancillary** to a Retail Store, shall be  
permitted within 14 m of a main wall located within the **street yard** of Sheppard  
Avenue. **Open Storage**, in conjunction with a Retail Store and **Vehicle Service  
Garage**, shall be permitted within 6 m of a north main wall that is beyond 120 m  
from the **street line** of McCowan Road.

#### LANDSCAPING

1899. Minimum 6 m wide strip of land abutting the **street lines** shall be used only for  
**landscaping** and vehicular access, except that buildings may be set back in  
accordance with the minimum **street yard** requirement of the Zoning By-law.  
A stacking lane is not permitted within the **landscaping** strip.

MISCELLANEOUS

2043. Only during the demolition and construction phase in the redevelopment of the **lot** for the Canadian Tire retail use, its automotive centre, gas bar and car wash facility, is a maximum **gross floor area** of 0.49 times the area of **lot** permitted and a minimum of 217 parking spaces required.

2227. A Drive-through Facility shall mean the use of land, buildings or structures or part thereof, to provide or dispense products or services either wholly or in part, through an attendant or a window or an automated machine, to persons remaining in motorized vehicles that are in a designated stacking lane. A Drive-through Facility may be in combination with other uses such as, a bank, dry cleaning and laundry collecting establishment, financial institution, personal service shop, restaurant, retail store, service station, or take-out restaurant. A Drive-through Facility does not include a **Mechanical or Automatic Car Wash** or **Automobile Service Station**.

For the purposes of this definition, a stacking lane is an on-site queuing lane for motorized vehicles which is separated from other vehicular traffic and pedestrian circulation by barriers, markings or signs. The stacking lane shall not be located in a **street yard**.

Despite any other provision of the Zoning By-law, where the use of any land, building or structure is composed of a combination of a Drive-through Facility and any one or more other uses, the combined uses should not be construed as accessory to one another and all provisions pertaining to each use shall apply.

3. Schedule “C”, **EXCEPTIONS LIST**, is amended by deleting the text of Exception Number 43 (a) and replacing it as follows:

43. (a) Only the following uses are permitted:

- **Financial Institutions**
- **Offices**
- **Retail Stores**
- **Open Storage ancillary to a Retail Store and a Vehicle Service Garage**
- **Places of Worship**
- **Restaurants**
- **Vehicle Repair Garages**
- **Vehicle Service Garages**
- **Vehicle Service Stations**

- **Mechanical or Automatic Car Washes**
- Barber Shops
- **Marketplace Signs**
- Drive-through Facilities

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

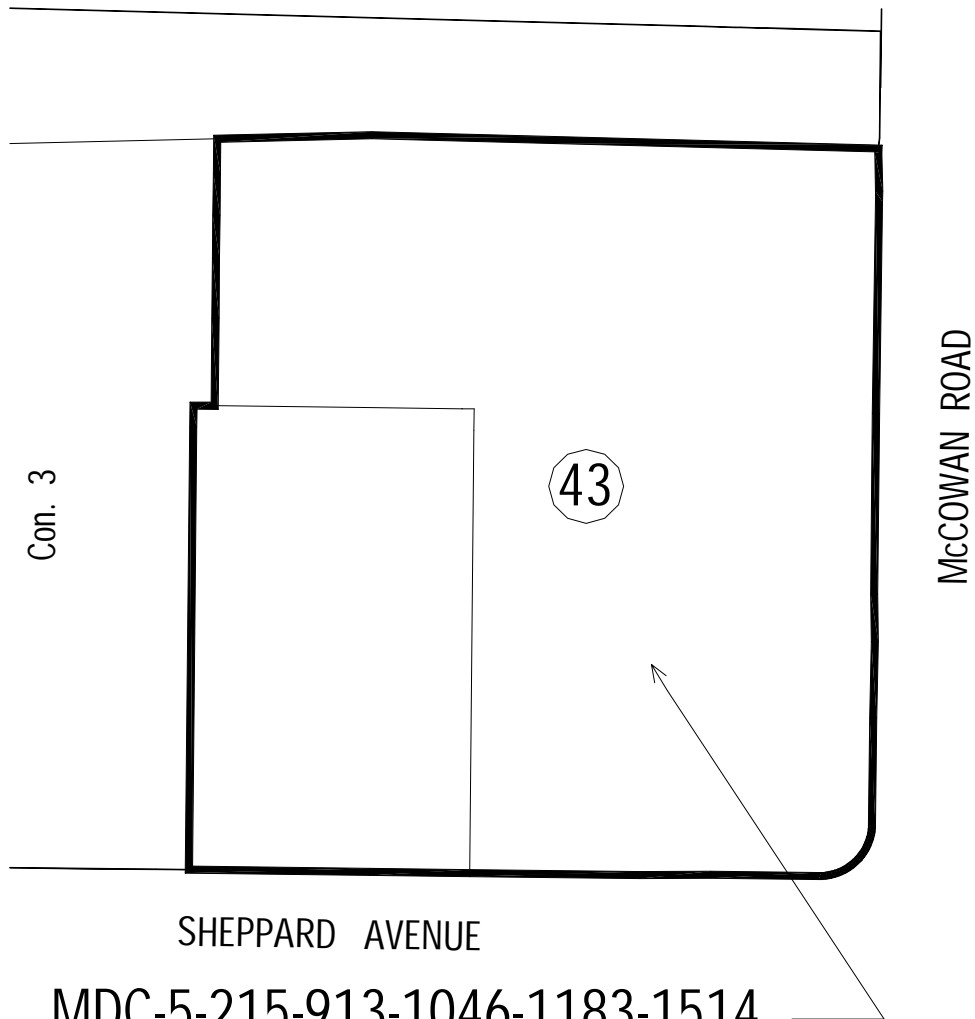
CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

Schedule '1'

Lot 23



MDC-5-215-913-1046-1183-1514  
-1886-1888-1899-2043-2227

---

**Toronto** Urban  
Development Services  
Zoning By-Law Amendment

4600-4630 Sheppard Avenue East

File # TF ZBL 20010022



Area Affected By This By-Law

Not to Scale  
Marshall Yard Employment District By-law  
Extracted 3/11/03 - BP  
Job No. ZBL20010022-Z