

Authority: Etobicoke Community Council Report No. 3, Clause No. 16,
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. 277-2003

To amend Chapters 320 and 324 of the Etobicoke Zoning Code with respect to the subject lands located on the southeast corner of Dixon Road and Kelfield Street, municipally known as 627 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 notwithstanding the provisions of Sections 320-21 (H, I) of the Etobicoke Zoning Code, a convenience store 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 2 herein, the sale of food prepared on the premises”.
 - (b) The maximum building gross floor area shall be limited to 186 square metres of which no more than 112 square metres may be used for the retail of convenience items.
 - (c) Notwithstanding the provisions of Section 304-36 (B, C, D) of the Zoning Code, the following setbacks shall be maintained:
 - (i) Building setbacks:

Minimum front yard setback of 46 metres
Minimum rear yard setback of 0.15 metres
Minimum north side yard setback of 13.5 metres
Minimum south side yard setback of 11 metres
 - (ii) Canopy setbacks:

Minimum front yard setback of 26 metres
Minimum north side yard setback of 6.5 metres

- Minimum south side yard setback of 6 metres
- (iii) Gas Compressor setbacks:
- Minimum front yard setback of 4.4 metres
Minimum south side yard setback of 4.3 metres
- (d) The minimum landscape strip of 3 metres shall be provided along the lot lines, except for driveway and walkway accesses, and where the building setback requirement is less than 3 metres.
- (e) Notwithstanding the provisions of Section 304-36.G.(1) of the Etobicoke Zoning Code, no parking area shall be located closer than 3 metres to any lot line abutting a street.
- (f) Notwithstanding the provisions of Section 320-21.B. (1, 3, 4 and 5) of the Etobicoke Zoning Code, the width of the ramps shall not exceed 8 metres, measured perpendicular to the centre line of the ramp.
- (g) The provisions of Section 320-21.F. of the Etobicoke Zoning Code shall not apply.
2. For the purpose of this By-law a full commercial kitchen and seating for the consumption of prepared foods shall be prohibited.
3. 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.
4. 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 DATE	DESCRIPTION OF PROPERTY	PURPOSE OF BY-LAW
277-2003 April 16, 2003	Lands located on the southeast corner of Dixon Road and Kelfield Street.	To permit a convenience store to operate in conjunction with a service station.

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

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Toronto Schedule 'A' BY-LAW

