

Authority: Scarborough Community Council Report No. 7, Clause No. 31,
as adopted by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 938-2003

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*;

Therefore, the Council of the City of Toronto HEREBY ENACTS as follows:

1. Schedule "A" is amended with respect to the lands outlined on Schedule "1" by adding Performance Standards 405 and 1385 so that the amended zoning shall read as follows:

MC, MG – 355 – 390 – 405 – 991 – 1054 – 1385

M, MC – 355 – 390 – 405 – 913 – 991 – 1054 – 1385

2. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards:

Gross Floor Area

405. **Gross Floor Area** of all uses shall not exceed 6,878 m²

Parking

1385. Minimum 2.58 parking spaces per 100m² of **gross floor area** for retail store.

3. Schedule "C", **EXCEPTIONS LIST**, is amended by deleting the text of Exception Number 60 and replacing it as follows:

60. (a) Only the following uses are permitted in the **Industrial Commercial Zone (MC)**:

- **Ground Signs** which are **non-accessory**
- Manufacturing, Servicing and Warehousing Operations with an **ancillary Sales Outlet**
- **Marketplace Signs**
- Offices

- **Places of Worship**
- **Wall Signs** which are **non-accessory**
- **Restaurants**
- **Games Arcades**
- Retail Stores

4. Schedule "C", **EXCEPTIONS LIST**, is amended by adding the following Exception Number 228:

228. (a) Prohibited Uses
- Dry Cleaning Depot

ENACTED AND PASSED this 24th day of September, A.D. 2003.

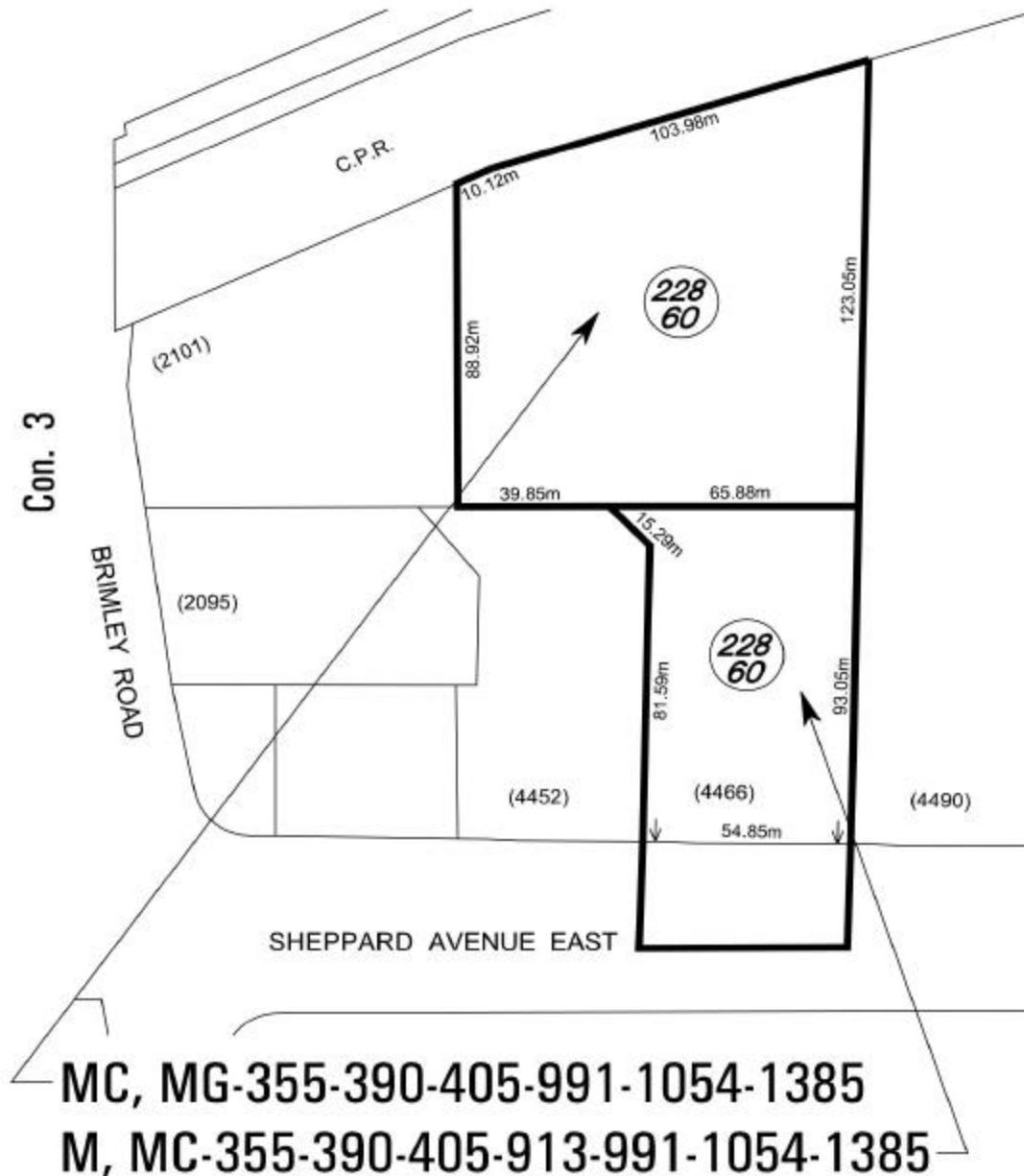
CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "1"

Lot 24



Toronto Urban Development Services
Zoning By-Law Amendment

4466 Sheppard Avenue East
File # TF OPA 2003 0001, TF ZBL 2002 0017

 Area Affected By This By-Law

Marshalling Yard Employment District Bylaw
Not to Scale
9/12/03

