

Authority: Etobicoke York Community Council Report No. 2, Clause No. 3,
adopted as amended, by City of Toronto Council on February 16, 2005
Enacted by Council: May 19, 2005

CITY OF TORONTO

BY-LAW No. 417-2005

To amend the former City of York Zoning By-law No. 1-83, as amended, with respect to lands known municipally as 66 Trethewey Drive.

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:

SECTION 16 – AMENDED

1. That Section 16 of Zoning By-law No. 1-83, as amended, of the former City of York, is hereby further amended by deleting Subsection (282) and adding a new Subsection (420) as follows

“(420) LANDS – 66 TRETHEWEY DRIVE

Notwithstanding any provisions of Section 3.5.5 and Section 8 the lands identified in Schedule “A”, attached hereto (hereinafter referred to as “the lands”) may be used for the purposes of a gasoline bar and convenience retail store subject to the following provisions:

- (a) A minimum of four off-street parking spaces shall be provided and maintained on the lands to be used exclusively by customers, employees and operators of the convenience retail store.
- (b) The maximum floor area of the convenience retail store shall not exceed 150 square metres.
- (c) A maximum of two fuel pump islands shall be permitted.
- (d) All gasoline pumps islands shall be located a minimum of 3.0 metres from any street line and a minimum of 7.5 metres from any R District.
- (e) A minimum of one on-site waiting space shall be provided for each fuelling hose.
- (f) The minimum size of a waiting or parking space shall be 2.5 metres by 5.7 metres.

- (g) All waiting spaces shall be arranged in such a way that any vehicle which enters the site to be fuelled can move in a continuous forward direction until it leaves the site.
 - (h) All outside areas used for the parking or operation of motor vehicles shall be paved.
 - (i) The maximum height of a building and/or canopy shall not exceed 6.0 metres.
 - (j) A minimum of 10% of the lot area shall be provided and maintained as landscaped open space.
 - (k) Access driveways shall be a minimum of 9.0 metres in width and not more than 9.2 metres measured perpendicular to the centre line of the driveway.
 - (l) Access driveways shall be located no less than 1.0 metre from the side or rear lot lines of the site.
 - (m) No portion of the gasoline bar shall be used for the purpose of a taxi stand, trailer or other vehicle rentals, a parking lot or a parking station.”
- 2.** For the purposes of this subsection “convenience retail store” means a retail store primarily devoted to the sale of foodstuffs.
- 3.** By-law No. 430-85 is hereby repealed.
- 4.** Where the provisions of this By-law conflict with the provisions of the York Zoning By-law No. 1-83, the provisions of this By-law shall take precedence, otherwise the York Zoning By-law shall apply.

ENACTED AND PASSED this 19th day of May, A.D. 2005.

DAVID R. MILLER,
Mayor

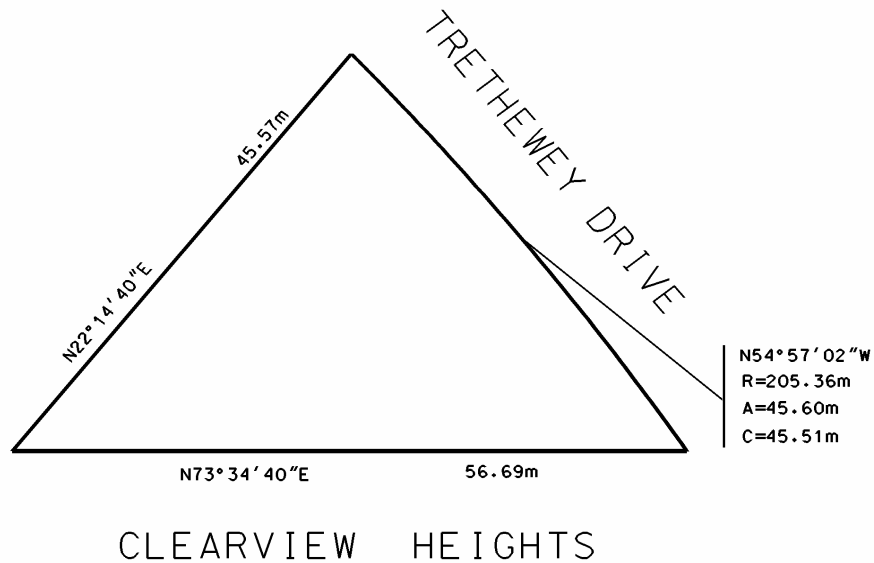
ULLI S. WATKISS
City Clerk

(Corporate Seal)

**SCHEDULE 'A' TO BY-LAW NO. 417-2005 AND TO SECTION 16(240) OF
ZONING BY-LAW NO. 1-83**



Schedule 'A' to BY-LAW _____
and to Section 16(420) of Zoning By-Law 1-83



NOTE:
BEARINGS AND DIMENSIONS TAKEN FROM A PLAN OF SURVEY
(PROJECT No. 15286-02) SUBMITTED BY VAN HARTEN SURVEYING INC.

**PART OF BLOCK 'D', REGISTERED PLAN 2562
CITY OF YORK**

Applicant's Name:	MR. CY ARMSTRONG		
Assessment Map N/A	Zoning Code Map/s N/A	scale:	
File No. 04_136496	Drawing No. 04_136496A		
	Drawn By: K.P.		