

CITY OF TORONTO

BY-LAW No. 465-2011(OMB)

To amend City of Toronto Zoning By-law No. 1156-2010, as amended, with respect to those lands municipally known as 3241, 3251 and 3261 Kennedy Road and 19, 23, 25 and 27 Passmore Avenue.

WHEREAS on August 27, 2010 the Council of the City of Toronto adopted By-law No. 1156-2010, a comprehensive zoning by-law, pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended; and

WHEREAS Al Reisman Limited appealed the provisions of By-law No. 1156-2010 as apply to regulate the use and development of those lands described as forming Parts 1 and 2 and Parts 6 to 21 inclusive of Plan 66R-21332, in the former City of Scarborough now in the City of Toronto, municipally known as 3241, 3251 and 3261 Kennedy Road and 19, 23, 25 and 27 Passmore Avenue; and

WHEREAS upon hearing the appeal of Al Reisman Limited, the Ontario Municipal Board, pursuant to Order issued March 8, 2011, hereby orders that By-law No. 1156-2010 be amended as follows, namely:

1. THAT Schedule "A", the Zone Map, and more specifically Map 56Q-32, attached to and forming part of By-law No. 1156-2010, be amended insofar as is necessary to zone those lands having an area of approximately 4.1 hectares and generally described as forming Parts 1 and 2 and 6 to 21 inclusive of Plan 66R-21332, from the *"Not Part Of This By-law"* Zone Category and the Employment Heavy Industrial (EH) Zone to the Employment Industrial/Commercial (EC) Zone subject to Exception No. 1, all in accordance with the Zone Map attached hereto as Schedule "A" and by this reference forming part of this By-law, such that the Zone Symbol applicable to the subject lands reads as follows, namely *"EC-1"*.
2. THAT Chapter 900, entitled Exceptions, be amended insofar as is necessary to create a new Section which reads as follows, namely:

"900.25 EC Zone

900.25.1 General

(1) EC Zone Exceptions

The regulations located in Article 900.25.10 apply only to the exceptions subject to the EC Zone and identified with the corresponding exception number.

900.25.10 Exceptions for EC Zone

- (1) On these lands, the applicable Prevailing By-laws in Article 950.40.1, being former City of Scarborough By-law No. 24982, the Employment Districts Zoning By-law, as amended by By-law No. 153-2011, shall apply."***

3. THAT Chapter 950, entitled Prevailing By-laws, of By-law No. 1156-2010 is hereby amended by adding thereto a new subsection which shall read as follows, namely:

"950.40.1 Former City of Scarborough By-law No. 24982

(1) 3241, 3251 and 3261 Kennedy Road and 19, 23, 25 and 27 Passmore Avenue

On these lands the following By-laws prevail, namely By-law No. 24982, the Scarborough Employment Districts Zoning By-law, as amended by By-law No. 153-2011."

PURSUANT TO THE ORDER/DECISION OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON MARCH 8, 2011 UNDER BOARD CASE FILE NO. PL100131.

