

CITY OF TORONTO

BY-LAW No. 933-2016

To amend the Etobicoke Zoning Code with respect to the lands municipally known in 2016 as 325 Horner Avenue.

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 enacts:

1. That notwithstanding Chapters 304-33, 304-31 and 320-21 of the Etobicoke Zoning Code, the following development standards shall apply to the I.C1 Lands described in Schedule 'A' attached:

Where the provisions of this By-law conflict with the provisions of the Etobicoke Zoning Code, the provisions of this By-law shall apply.

2. Definitions

The provisions of Section 304-3 Definitions of the Zoning Code shall apply unless inconsistent with the provisions of this By-law. For the purposes of this By-law the following definitions will apply:

"Building Envelope" means the building area permitted within the setbacks established in this By-law, as shown on Schedule 'B' attached.

"Service Station, Retail store with food services" means a commercial building or structure or part thereof, where food and convenience goods are stored and offered for sale and retail, and which may include sale of perishable food items.

"Grade" means with respect to each building erected within a Building Envelope, the average elevation at ground level adjoining the main front wall of the building.

"Lands" shall mean the Lands described in Schedule 'A' attached.

3. Permitted Uses

- (a) No building or structures shall be erected or used on the Lands with a Zone Symbol I.C1, except for the following uses:

- (i) Service station, Retail store with food services.

4. Gross Floor Area

The maximum Gross Floor Area, as defined herein, permitted on the Lands with a Zone Symbol I.C1 shall be 320 square metres. For the purpose of this By-law, a garbage area attached to a building shall not be included in the calculating of gross floor area.

5. Minimum/Maximum Height

(a) The maximum height is restricted to one storey at 5.4 metres.

6. Setbacks/Floor Plate Restrictions/Building Envelope

(a) No building or structure shall be located other than within the Building Envelopes shown on Schedule 'B'.

7. Parking Requirements

(a) For the Lands with a Zone Symbol I.C1 the required parking shall be subject to Chapter 320-18F;

(b) Parking stall standards and access shall be as per Chapter 320-18A; and

(c) A minimum of one handicapped parking stall is required and shall be in compliance with Chapter 320-19A(1).

8. Notwithstanding any severance, partition or division of the Lands, the provisions of this By-law shall apply to the whole of the Lands as if no severance, partition or division occurred.**9. Chapter 324, Site Specifics, of the Zoning Code is 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
933-2016 October 7, 2016	Lands located on the east side of Belvia Road south of Horner Avenue known as 325 Horner Avenue	To permit a service station, Retail store with food services and ancillary seating to a maximum of 20 seats

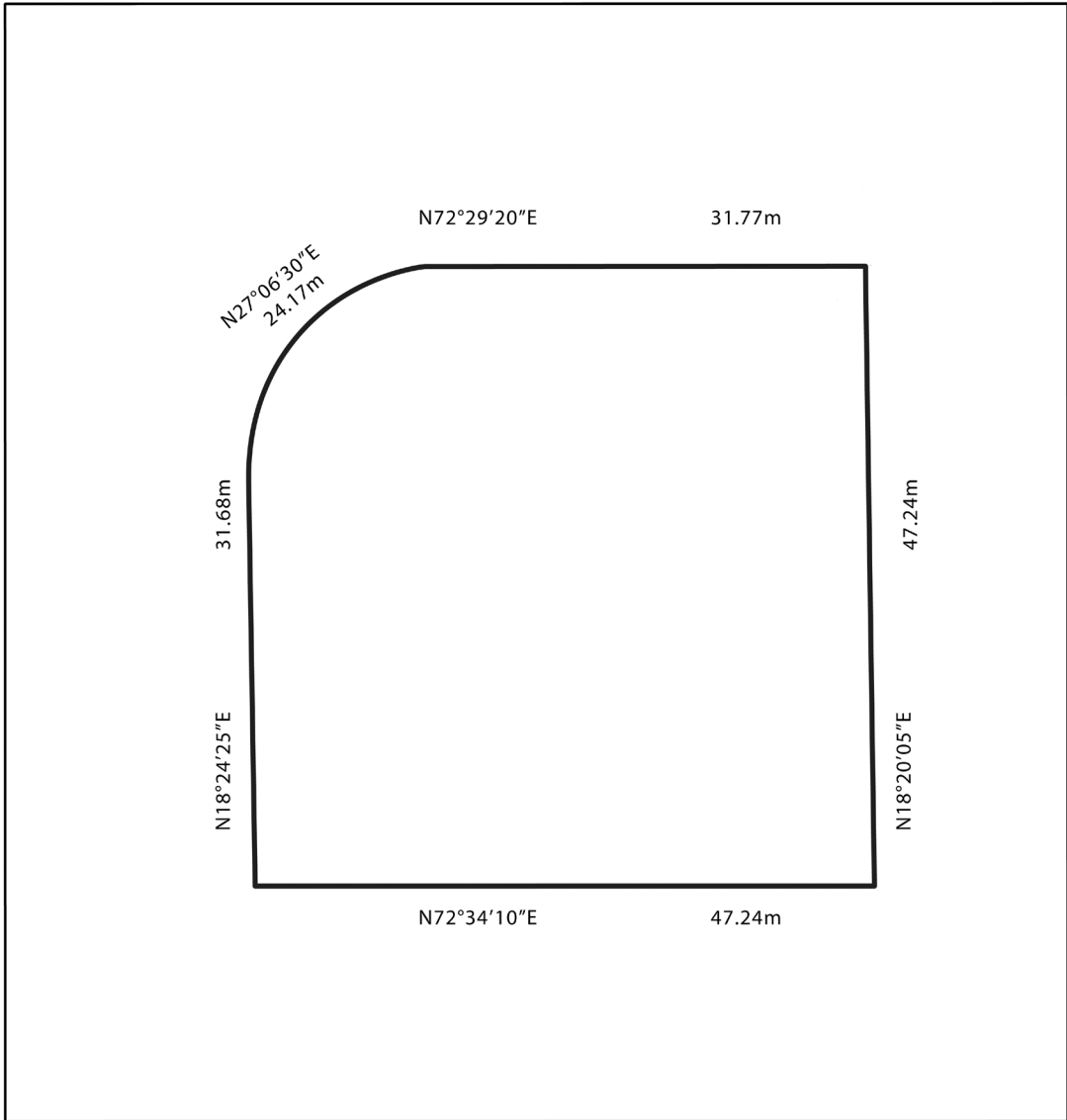
Enacted and passed on October 7, 2016.

Frances Nunziata,
Speaker


Ulli S. Watkiss,
City Clerk

(Seal of the City)

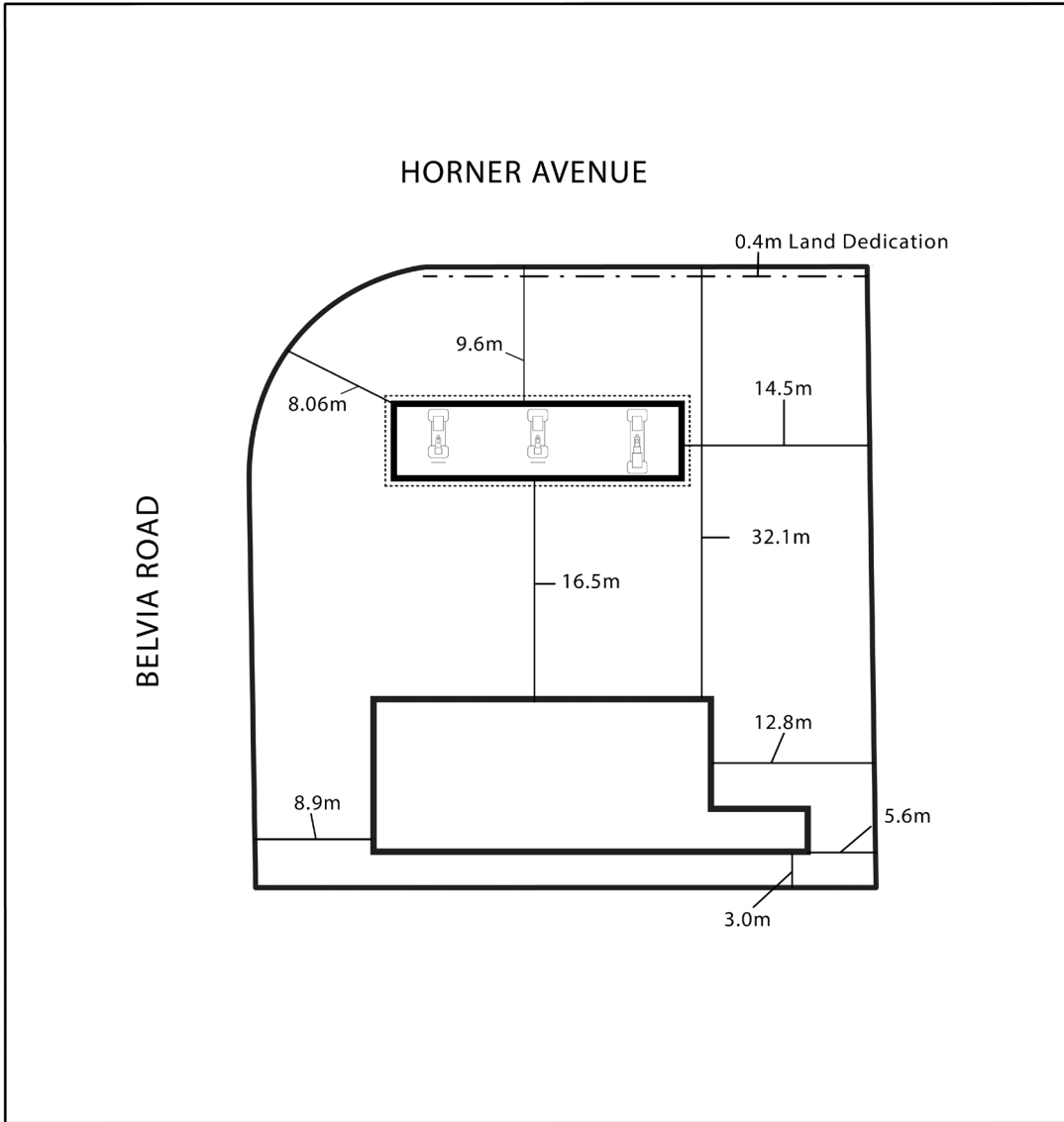
Toronto Schedule 'A' BY - LAW



**KNOWN AS LOT 7, CONCESSION 1 ON
 REGISTERED PLAN 64R - 8825
 CITY OF TORONTO**

Applicant's Name:		CANTAM GROUP LTD.	
Address: 325 Horner Avenue		scale:	Not to Scale
File No. 13 227487 WET 06 OZ	Dwg No. 13_227487_dz1		

Toronto Schedule 'B' BY - LAW



**KNOWN AS LOT 7, CONCESSION 1 ON
REGISTERED PLAN 64R - 8825
CITY OF TORONTO**

Applicant's Name:	CANTAM GROUP LTD.		
Address: 325 Horner Avenue	scale:	Not to Scale	
File No. 13 227487 WET 06 OZ	Dwg No. 13_227487_dz2		