

Authority: **North York Community Council** Item [-], as adopted by City of Toronto Council on ~, 20~

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as 235 Wicksteed Avenue.

Whereas Council of the City of Toronto has the authority pursuant to 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, as amended; and

Whereas pursuant to Section 39 of the Planning Act, as amended, the council of a municipality may, in a by-law passed under Section 34 of the Planning Act, authorize the temporary use of land, buildings or structures for any purpose set out therein that is otherwise prohibited in the by-law.

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram 1 attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Nothing in City of Toronto Zoning By-law 569-2013, as amended, applies to prevent the temporary use of a concrete batching plant, associated **open storage** and an associated **retail store** provided that:
 - (A) **Open storage** is:
 - (i) a minimum of 40 metres and a maximum of 121 metres from the **lot line** abutting Wicksteed Avenue;
 - (ii) a minimum of 40 metres from the **lot line** abutting Beth Neelson Drive;
 - (iii) a minimum of 4.2 metres from the eastern **lot line** provided there is an opaque visual barrier;
 - (iv) less than 30% of the **lot area**; and,

(v) no higher than the permitted maximum height of a **building** on the **lot**.

(B) Despite regulation 200.5.10.1, a maximum of 4 **parking spaces** are permitted.

Prevailing By-laws and Prevailing Sections: None Apply.

4. Temporary Use(s):

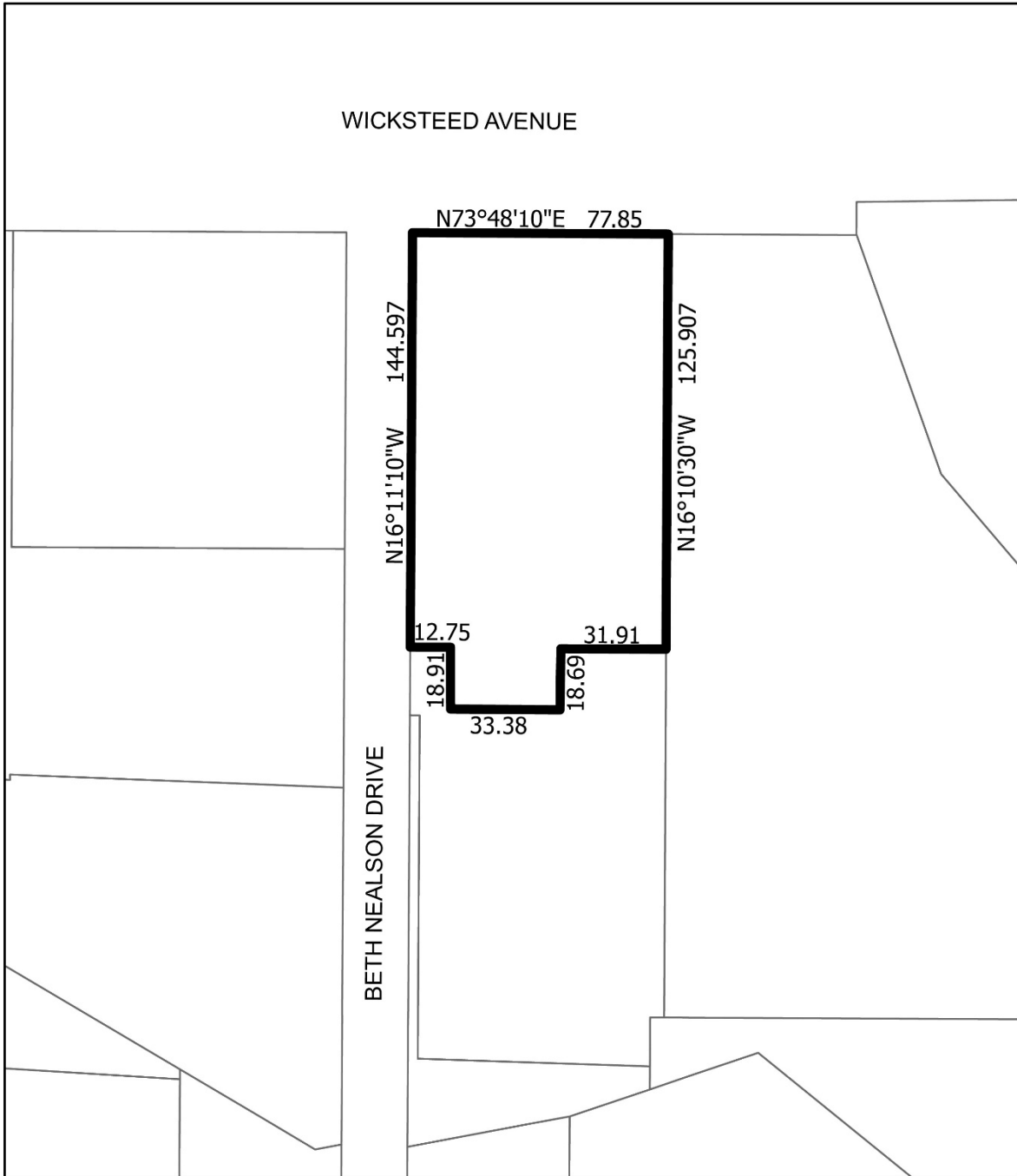
(A) None of the provisions of Zoning By-law 569-2013, as amended, or this By-law apply to prevent the erection and use of concrete batching plant on the lands to which this By-law applies for a period of 3 years from the date this By-law comes into full force and effect, after which this temporary use permission expires.

Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)



 **TORONTO**
Diagram 1

235 Wicksteed Avenue

File # 26 112878 NNY 15 0Z