

**ATTACHMENT 2: Site-specific Amendments Proposed to Comprehensive Zoning By-law 001-2021**

Property/Address	Ward #	File Number(s)	Council Date	Type of Issue	Objective of Amendment	Proposed Amendment
8265 & 8277 Islington Ave.	2	OP.21.002 Z.21.003 Z.23.014 DA.23.034	By-laws passed: April 25, 2023 (036-2023) Dec. 17, 2024 (224-2024)	Previous zoning by-law approvals have not been carried forward	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-laws 036-2023 and 224-2024.	To amend Map 67 in Schedule A of the Comprehensive Zoning By-law 001-2021 and to create a new site-specific exception to carry forward into the Comprehensive Zoning By-law 001-2021 the Zoning By-law 1-88 site-specific approvals granted under By-laws 036-2023 and 224-2024.
120-158 Sandwell St., 109, 113, 117, 121, 125, 131, 135, 139, 143, 147 Farooq Blvd., Part of Lot 21, Concession 6  (Vicinity of Weston Road and Major Mackenzie Drive)	3	Z.16.043 19T-17V004 DA.21.009	By-laws passed: Nov. 16, 2021 (144-2021) June 27, 2023 (OLT Order) & Sep. 26, 2023 (115-2023, 116-2023) Nov. 14, 2023 (186-2023)	Previous zoning by-law approvals have not been carried forward	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-laws 144-2021, 115-2023 and 186-2023.	To amend Map 163 in Schedule A of the Comprehensive Zoning By-law 001-2021 and site-specific exceptions 14.1115 and 14.1028 to carry forward into the Comprehensive Zoning By- law 001-2021 the Zoning By-law 1-88 site- specific approvals granted under By-laws 144- 2021, 115-2023 and 186-2023.
Part of Lot 21, Concession 6  (Vicinity of Weston Road and Major Mackenzie Drive West)	3	N/A	N/A	Mapping error on Schedule A	To correct mapping in the Comprehensive Zoning By-law 001-2021 where the site-specific exception 14.1028 zoning boundaries are not aligned with property boundaries on Schedule A and Figure E-1526.	To amend Map 163 in Schedule A of the Comprehensive Zoning By-law 001-2021 to adjust the zoning boundaries under site-specific exception 14.1028 to correctly align with the property boundaries and blocks identified on Figure E-1526.
Block 188, Registered Plan 65M-4145; Part of Lot 22, Concession 6  (Vicinity of Weston Road and Major Mackenzie and Weston Road)	3	N/A	N/A	Mapping error on Schedule A  Missing zoning provisions	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific exception 9(1291).	To amend Maps 161, 162, 163, 180, 181 and 182 in Schedule A of the Comprehensive Zoning By- law 001-2021 to correct reference errors to site- specific exception 14.1117 and amend site- specific exception 14.1117 to carry forward into the Comprehensive Zoning By-law 001-2021 the Zoning By-law 1-88 site-specific standards from site-specific exception 9(1291).

7777 Weston Rd.	3	N/A	N/A	Incorrect zoning provisions	To correct the site-specific development standards of site-specific exception 14.124 of the Comprehensive Zoning By-law 001-2021 by clarifying the maximum gross floor area of 12,000 metres squared for a Retail store, as opposed to Retail as currently provided in subsection 14.124.1.2.	To amend subsection 14.124.1.2 of the Comprehensive Zoning By-law 001-2021 to specify a Retail store with a maximum gross floor area of 12,000 metres squared.
10-24 William Farr Lane, 207-219 Woodbridge Ave., 24-36 Wallace St., 7-47 Old Fire Hall Lane	2	N/A	N/A	Incorrect zoning provisions	To correct the site-specific development standards of site-specific exception 14.508 of the Comprehensive Zoning By-law 001-2021 where two different versions of Figure E-894 are shown within site-specific exception 14.508.	To amend subsection 14.508.2 of the Comprehensive Zoning By-law 001-2021 by deleting the outdated version of Figure E-894.
4901-4919 Kirby Rd.	1	N/A	N/A	Incorrect zoning provisions	To correct the lot and building requirements of site-specific exception 14.555 of the Comprehensive Zoning By-law 001-2021 for “Lot 4” as identified on Figure E-949.	To amend subsection 14.555.1.4 by correcting the reference to “Lot 1” and replacing it with “Lot 4”.
Part of Lots 8, 9 & 10, Concession 8  (Vicinity of Langstaff Road and Highway 27)	2	N/A	N/A	Incorrect zoning provisions	To correct the site-specific development standards of site-specific exception 14.249 of the Comprehensive Zoning By-law 001-2021 by amending the minimum setback for a garage facing the street line from 16.4 metres to 6.4 metres and deleting a reference to corner lot frontage.	To amend subsection 14.249.2.2.c of the Comprehensive Zoning By-law 001-2021 by replacing 16.4 metres with 6.4 metres and deleting the reference to corner lot frontage.
75, 83, 93 & 97 Woodbridge Ave.	2	N/A	N/A	Mapping error on Schedule A  Incorrect zoning provisions	To correct mapping in the Comprehensive Zoning By-law 001-2021 where site-specific exception 14.951 is incorrectly shown on Schedule A on portions of the subject lands.  To also correct the inadvertent reference to Figure E-950 in site-specific exception 14.951 of the Comprehensive Zoning By-law 001-2021.	To amend Map 46 in Schedule A of the Comprehensive Zoning By-law 001-2021 to delete references to site-specific exception 14.951 on the subject lands.  To delete reference to Figure E-950 and replace it with Figure E-1442.
8470 & 8480 Hwy. 27	2	N/A	N/A	Inappropriate zoning	To correct the rezoning of the lands from the SC Service Commercial Zone, to conform with VOP 2010 and the approved Site Development File DA.22.053.	To rezone the lands from SC Service Commercial Zone to EMU Employment Commercial Mixed-Use Zone to recognize the approved Site Development File DA.22.053 and to conform with VOP 2010.

63 Broda Dr.	2	N/A	N/A	Previous zoning by-law approvals have not been carried forward	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific exception 9(58).	To amend Map 157 in Schedule A of the Comprehensive Zoning By-law 001-2021 and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law 001-2021 the Zoning By-law 1-88 site-specific standards of site-specific exception 9(58).
42 Broda Dr.	2	Z.06.027	By-law passed: June 30, 2009 (176-2009)	Previous zoning by-law approvals have not been carried forward	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 176-2009, which permits a single detached dwelling in the EP Environmental Protection Zone.	To amend Map 157 in Schedule A of the Comprehensive Zoning By-law 001-2021 and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law 001-2021 the Zoning By-law 1-88 site-specific approvals granted under By-law 176-2009.
14 Broda Dr.	2	Z.98.114	By-law passed: June 14, 1999 (189-99)	Previous zoning by-law approvals have not been carried forward	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 189-99, which permits a single detached dwelling within a specified building envelope.	To amend Map 157 in Schedule A of the Comprehensive Zoning By-law 001-2021 and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law 001-2021 the Zoning By-law 1-88 site-specific approvals granted under By-law 189-99.
8934 Huntington Rd.	2	N/A	N/A	Incorrect zoning provisions	To correct the inadvertent reference to the “C” zone in subsection 14.989.1, which does not exist.	To amend site-specific exception 14.989 by changing the reference to the “C” Zone to the “EP” Zone.
3700 Major Mackenzie Dr. W.	3	N/A	N/A	Mapping error on Schedule A  Incorrect zoning provisions	To correct mapping in the Comprehensive Zoning By-law 001-2021 where a Holding Symbol (H) is shown on Schedule A on the subject lands, and to clarify the correct Figure E-1364 in site-specific exception 14.881 where two Figure E-1364's are shown, one with the Holding Symbol, and one without it.	To amend Maps 163 and 164 in Schedule A of the Comprehensive Zoning By-law 001-2021 to delete references to the Holding Symbol (H) inadvertently applied on the subject lands.  To amend subsection 14.881.5 by deleting Figure E-1364 that identifies the Holding Symbol (H) on the subject lands.
Part of Lot 30, Concession 8, 5511, 5491, 5471 Kirby Rd.	1	N/A	N/A	Mapping error on Schedule A  Incorrect zoning provisions	To correct mapping in the Comprehensive Zoning By-law 001-2021 where site-specific exception 14.473 is incorrectly shown on Schedule A on portions of the subject lands.  To clarify references to minimum rear yard requirements on lots identified on Figures E-848	To amend Map 238 in Schedule A of the Comprehensive Zoning By-law 001-2021 to delete references to site-specific exception 14.473 on portions of the subject lands.  To amend subsection 14.473.1.2.a-c. by deleting the duplicate references to Figure E-848, and to amend subsection 14.473.1.2.e-g. by deleting all

					and E-848A in site-specific exception 14.473 of the Comprehensive Zoning By-law 001-2021.	references to Figure E-848 and inserting references to Figure E-848A.
5511 Kirby Rd.	1	Z.55.81	By-law passed: June 7, 1982 (133-82)	Previous zoning by-law approvals have not been carried forward	To correct the site-specific development standards and mapping in the Comprehensive Zoning By-law 001-2021 to accurately reflect the zoning applicable to the subject lands pursuant to Zoning By-law 1-88 site-specific approvals granted under By-law 133-82.	To amend Map 238 in Schedule A of the Comprehensive Zoning By-law 001-2021 and create a new site-specific exception to carry forward into the Comprehensive Zoning By-law 001-2021 the Zoning By-law 1-88 site-specific approvals granted under By-law 133-82.
6720 Hwy. 7	2	N/A	N/A	Missing zoning provisions	To correct the inadvertent removal of the label identifying the outside storage area for the display of motor homes and automobiles on Figure E-631 of site-specific exception 14.337 of the Comprehensive Zoning By-law 001-2021.	To amend Figure E-631 of site-specific exception 14.337 of the Comprehensive Zoning By-law 001-2021 by inserting the “Lands for Storage and Display of Motor Homes and Automobiles” label into the legend of Figure E-631.
67-132, 149, 153, 157, 161, 165, 169, 173, 177 Jeanne Dr.; 43-70, 75-83 Jules Ave.; 202 Riverview Ave.	2	N/A	N/A	Mapping error on Schedule A	To correct mapping in the Comprehensive Zoning By-law 001-2021 where site-specific exception 14.536 is incorrectly shown on Schedule A on the subject lands.	To amend Map 81 in Schedule A of the Comprehensive Zoning By-law 001-2021 to delete references to site-specific exception 14.536 on the subject lands.
9869-9891 Keele St.	1	N/A	N/A	Inappropriate zoning	To correct the inadvertent rezoning of the subject lands in the Comprehensive Zoning By-law 001-2021 to MMS Maple Mixed-Use Zone and RM1 Multiple Unit Residential Zone.	To rezone the lands from MMS Maple Mixed-Use Zone and RM1 Multiple Unit Residential Zone to RT1 and RT2 Townhouse Residential Zone.
Part of Lots 21 & 22, Concession 2  (Vicinity of Bathurst Street and Major Mackenzie Drive West)	4	N/A	N/A	Incorrect zoning provisions	To correct the inadvertent omission of Figure E-1553 from site-specific exception 14.1014 of the Comprehensive Zoning By-law 001-2021, and to correct references to the lot and building requirements for the lands identified on Figure E-1553.  To clarify subsection 14.1014.2.3 provisions for Blocks 1, 2, 69, and 70, accessed by a driveway crossing the exterior lot line.	To amend site-specific exception 14.1014 of the Comprehensive Zoning By-law 001-2021 by adding Figure E-1553 to subsection 14.1014.5.  To amend subsection 14.1014.2.4.b by identifying the lands as Lots 2 and 3.  To amend subsection 14.1014.2.3 by clarifying the requirements applying to lands accessed by a driveway crossing the exterior lot line.
Part of Lots 26 – 28, Concession 8  (Vicinity of Teston Road and Kipling Avenue)	1	N/A	N/A	Mapping error on Schedule A	To correct mapping in the Comprehensive Zoning By-law 001-2021 where the zoning on portions of the subject lands as shown on Schedule A of the Comprehensive Zoning By-law 001-2021 are inconsistent with the zoning shown on Figure E-1540 of site-specific exception 14.1040.	To amend Maps 198, 218 and 219 in Schedule A of the Comprehensive Zoning By-law 001-2021 to update the zone categories on portions of the subject lands to be consistent with Figure E-1540 of site-specific exception 14.1040.

Part of Lot 23, Concession 6  (Vicinity of Weston Road and Teston Road)	3	N/A	N/A	Incorrect zoning provisions	To correct the inadvertent reference to Figure E-1916 in subsection 14.928.2 of the Comprehensive Zoning By-law 001-2021 which should be Figure E-1416.	To amend subsection 14.928.2 in the Comprehensive Zoning By-law 001-2021 by deleting the incorrect reference to Figure E-1916 and replacing it with the correct reference to Figure E-1416.
Part of Lots 26, 27, 28 & 29, Concession 29  (Vicinity of Bathurst Street and Teston Road)	1	N/A	N/A	Incorrect zoning provisions	To correct the inadvertent references to the “C” Zone in site-specific exception 14.79 of the Comprehensive Zoning By-law 001-2021. The “C” Zone does not exist in the Comprehensive Zoning By-law 001-2021.  To correct the inadvertent omission of references to Figure E-1241 in site-specific exception 14.79 of the Comprehensive Zoning By-law 001-2021.	To amend site-specific exception 14.79 of the Comprehensive Zoning By-law 001-2021 replacing references to the “C Zone” with the correct zone category, and to add a reference to Figure E-1241 in subsection 14.79.1.1 of the Comprehensive Zoning By-law 001-2021.
Part of Lots 16-20, Concession 2  (Vicinity of Rutherford Road and Dufferin Street)	4	N/A	N/A	Mapping error on Schedule A	To correct mapping in the Comprehensive Zoning By-law 001-2021 where the zoning on portions of the subject lands as shown on Schedule A of the Comprehensive Zoning By-law 001-2021 are inconsistent with the zoning shown on Figure E-1392 of site-specific exception 14.905.	To amend Maps 132 and 133 in Schedule A of the Comprehensive Zoning By-law 001-2021 to update the zone categories on portions of the subject lands to be consistent with Figure E-1392 of site-specific exception 14.905.