

Authority: Toronto Community Council Report No. 4, Clause No. 43,  
as adopted by City of Toronto Council on February 29, March 1 and 2, 2000  
Enacted by Council: March 2, 2000

**CITY OF TORONTO**

**BY-LAW No. 147-2000**

**To amend Zoning By-law No. 438-86, as amended, respecting lands within  
the Vale of Avoca Ravine.**

The Council of the City of Toronto HEREBY ENACTS as follows:

**1.** Section 12(2) of Zoning By-law No. 438-86, being “A By-law To regulate the use of land and the erection, use, bulk, height, spacing of and other matters relating to buildings and structures and to prohibit certain uses of lands and the erection and use of certain buildings and structures in various areas of the City of Toronto”, as amended, is further amended by adding the following exception:

326. No person shall, on a lot that abuts or is located wholly or partially within the Ravine Impact Area of the Vale of Avoca Ravine, as shown outlined by heavy lines on the maps at the end of this exception, use or erect a building, structure or addition for any purpose, other than those required for flood and/or erosion protection or those related to federal, provincial or municipal infrastructure, unless the building, structure or addition is set back not less than 10.0 metres from the Ravine Impact Area, provided that:
- (i) any building or structure existing within the Ravine Impact Area on March 2, 2000, may be replaced, provided that the replacement building or structure does not have any greater gross floor area or height and is in the same position relative to the lot lines as the building or structure it replaces;
  - (ii) an addition may be made to a building or structure existing on March 2, 2000 that is not set back 10.0 metres from the Ravine Impact Area, provided it is no closer to the Ravine Impact Area than any existing wall of the existing building or structure; and
  - (iii) the pair of semi-detached houses allowed by Decision and Order No. 1835 issued October 6, 1999 by the Ontario Municipal Board (File Nos. C990085 and V990146 and Case No. PL990310), on lands municipally known in the year 1999 as 40 Summerhill Gardens, may be erected and used.

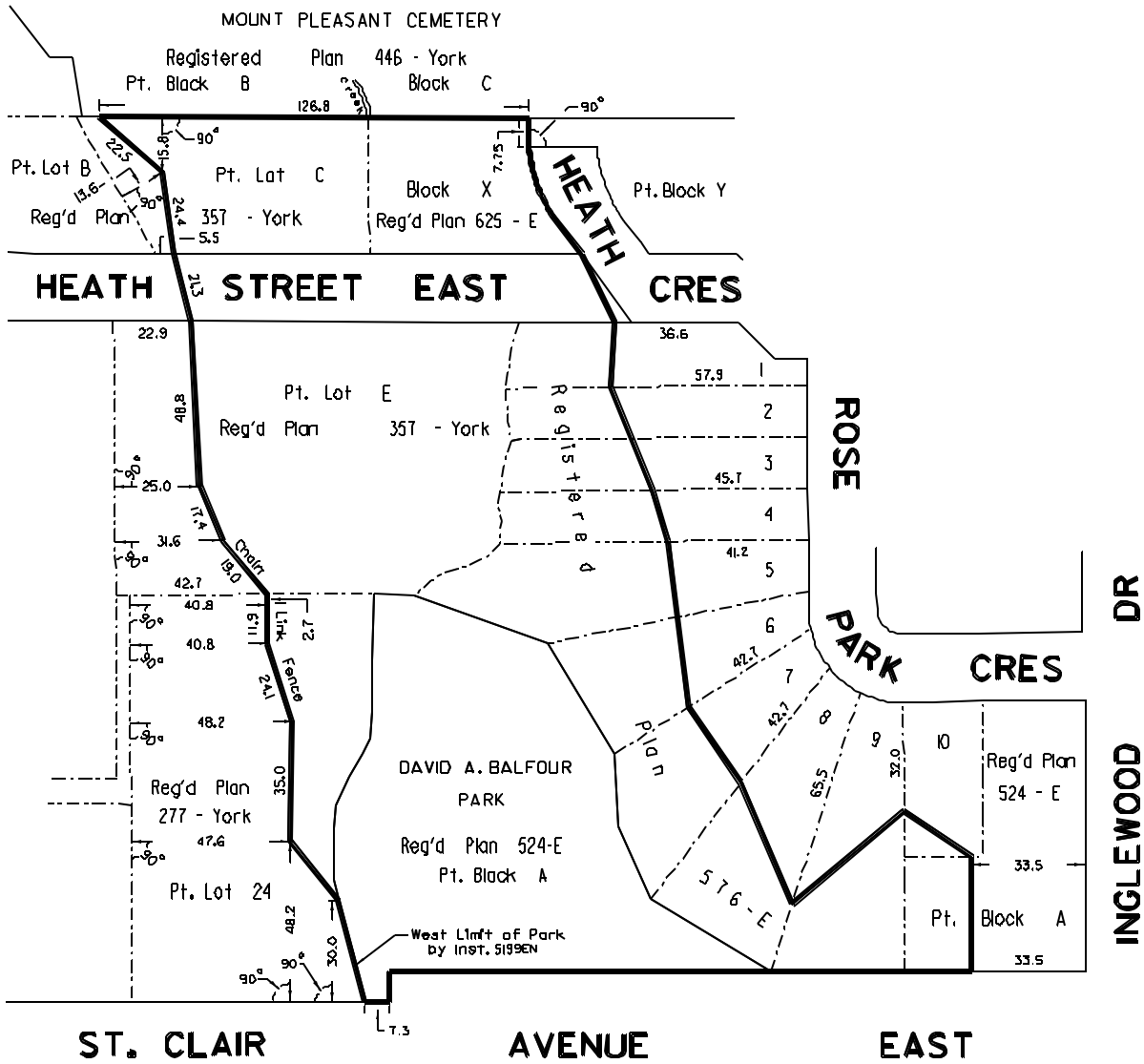
ENACTED AND PASSED this 2nd day of March, A.D. 2000.

CASE OOTES,  
Deputy Mayor

NOVINA WONG,  
City Clerk

(Corporate Seal)

MAP 1 of 2

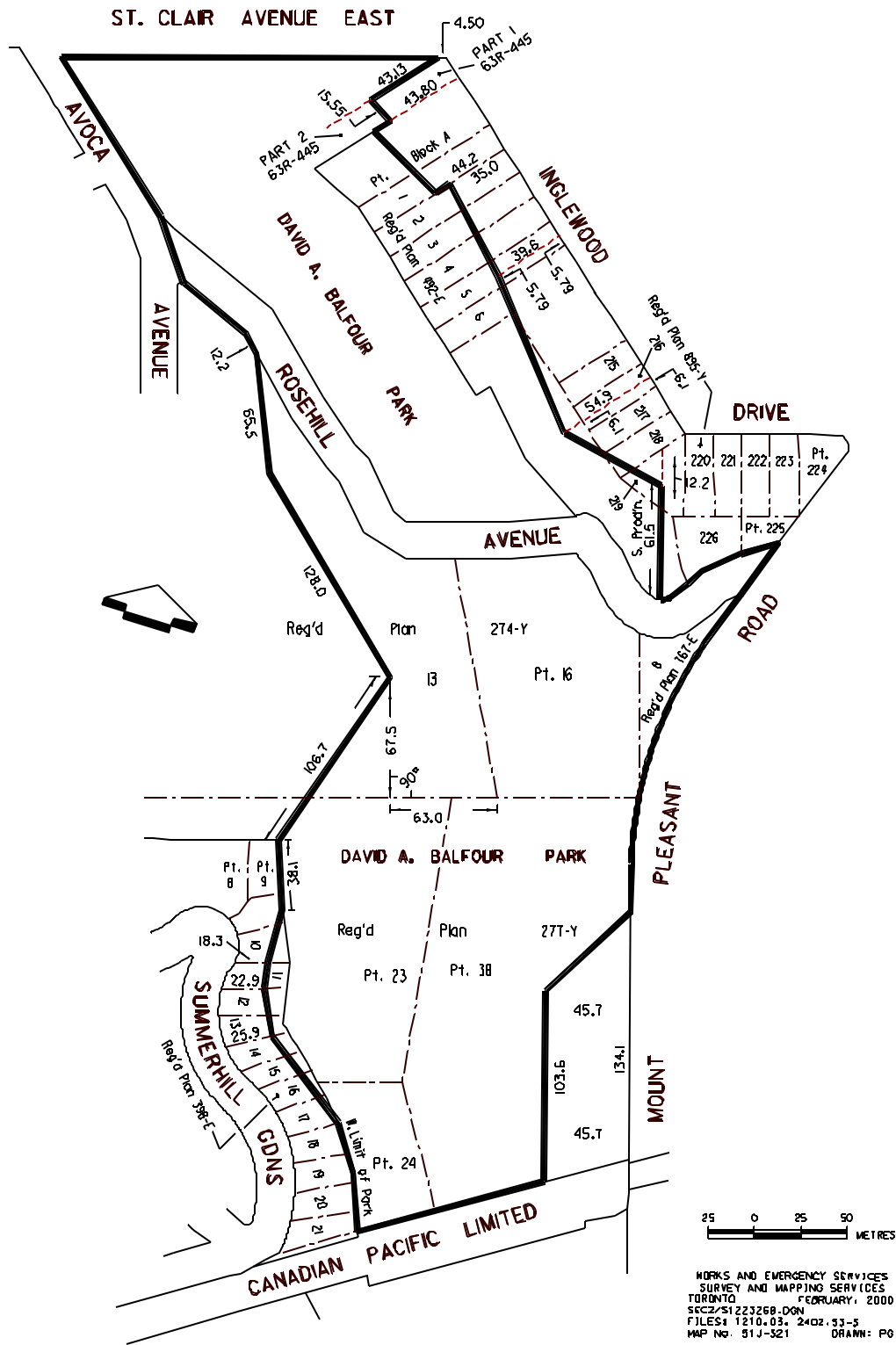


 RAVINE IMPACT AREA OF THE VALE OF AVOCA RAVINE  
LANDS REFERRED TO IN SECTION 12(2)326



CITY WORKS SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO FEBRUARY, 2000  
SEC2/S122326A.DGN  
FILES: 1210.03, 2402-53-3  
MAP NO. 51K-311 DRAWN: D.R.

# MAP 2 of 2



 RAVINE IMPACT AREA OF THE VALE OF AVOCA RAVINE REFERRED TO IN SECTION 12(2)326