

Authority: Etobicoke Community Council Report No. 13, Clause No. 7,
as adopted by City of Toronto Council on November 23, 24 and 25, 1999
Enacted by Council: March 2, 2000

CITY OF TORONTO

BY-LAW No. 150-2000

To amend Chapters 320 and 324 of the Etobicoke Zoning Code and Site Specific By-law No. 13584 with respect to certain lands located at 1875 Martin Grove Road.

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 HEREBY ENACTS as follows:

1. The zoning of the lands shown as outlined by a heavy black line on Schedule "A" attached hereto (hereinafter referred to as the "Lands") is hereby reaffirmed as Fourth Density Residential (R4).

2. By-law No. 13584 shall not apply to Part 2 of the Lands.

3. Notwithstanding the provisions of Section 320-66 of the Zoning Code the only dwelling types permitted on Part 2 of the Lands shall be four (4) single-detached and six (6) semi-detached dwellings.

4. Notwithstanding the provisions of Section 320-67A of the Zoning Code the following provisions shall apply to lots for single-detached dwellings on Part 2 of the Lands:

- (a) the minimum lot frontage shall be 9.21 metres;
- (b) the minimum lot area shall be 264 square metres;
- (c) the maximum lot coverage shall be thirty five percent (35%);
- (d) the minimum building distance from the front lot line shall be 6.0 metres;
- (e) the minimum building distance from the rear lot line shall be 7.5 metres;
- (f) the minimum building distance from a side lot line shall be 1.2 metres; and
- (g) driveways on adjacent lots shall be separated by a minimum distance of 6.0 metres.

5. Notwithstanding the provisions of Section 320-67B of the Zoning Code the following provisions shall apply to lots for semi-detached dwellings on Part 2 of the Lands:

- (a) the minimum lot frontage shall be 7.0 metres;

- (b) the minimum lot area shall be 201 square metres;
- (c) the maximum lot coverage shall be forty percent (40%);
- (d) the minimum building distance from the front lot line shall be 6.0 metres;
- (e) the minimum building distance from the rear lot line shall be 7.5 metres;
- (f) the minimum building distance from a side lot line shall be 1.2 metres; and
- (g) driveways on adjacent lots shall be separated by a minimum distance of 6.0 metres.

6. Notwithstanding the provisions of Section 320-67E of the Zoning Code and Clause 2.(c) of By-law 13584 the following provisions shall apply to Part 1 of the Lands:

- (a) the minimum lot area per dwelling unit shall be one hundred and eleven (111) square metres; and
- (b) the maximum lot coverage, main building, shall be eight percent (8%).

7. Where the provisions of Sections 3, 4, 5 and 6 of this By-law conflict with the Zoning Code, the provisions of Sections 3, 4, 5 and 6 shall take precedence, otherwise the Zoning Code shall continue to apply.

8. Chapter 324, Site Specific of the Zoning Code, is hereby 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
150-2000 March 2, 2000	Lands located at 1875 Martin Grove	To amend the Fourth Density Residential (R4) provisions of the Zoning Code and By-law 13584 to permit single-detached and semi-detached dwellings

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

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE "A"