

Authority: Toronto East Community Council Report No. 5, Clause No. 12,  
as adopted by City of Toronto Council on June 22, 23 and 24, 2004  
Enacted by Council: June 24, 2004

## **CITY OF TORONTO**

### **BY-LAW No. 494-2004**

#### **To amend Scarborough Zoning By-law No. 10827, as amended, with respect to the Highland Creek Community.**

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. Schedule 'A' of the Highland Creek Community Zoning By-law is amended by deleting the existing Single Family (S) uses and associated Performance Standards, so that the amended zoning shall read as follows on Schedule '1':

T-20N-31-40B-58-59

2. Schedule 'B', **PERFORMANCE STANDARDS CHART**, is amended by adding Performance Standards 20N-40B-58-59 as follows.

#### **INTENSITY OF USE**

20N. Maximum one **two family dwelling** per parcel of land having a minimum frontage of 20 m on a public **street**; or

Maximum one detached **single family dwelling** per parcel of land having a minimum frontage of 10 m on a public **street**.

#### **FRONT YARD**

40B. Garage **main wall** containing the vehicular access shall be set back a minimum of 8.5 m from the **street** line.

**SIDE YARD**

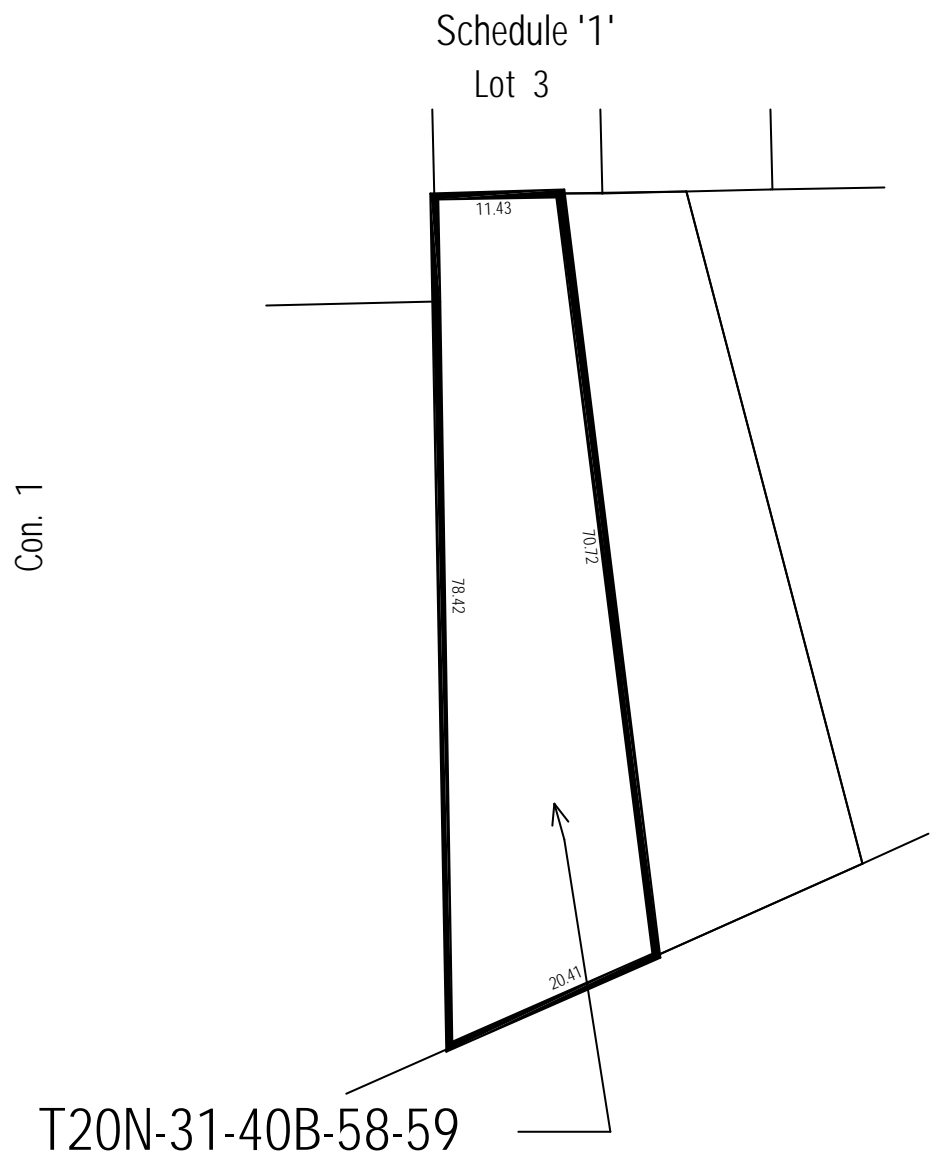
58. Minimum 1.8 m from each side for **two-family dwellings**.
59. Minimum 1.8 m from side lot line, and minimum 0.3 m from side for the common lot line for detached **single family dwellings**.

ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



 Urban  
Development Services  
Zoning By-Law Amendment

Part of Lot 2, Reg. Plan 2732  
File # 03-193949\_0Z

 Area Affected By This By-Law

Highland Creek Community Bylaw  
Not to Scale  
5/3/04

