

Authority: Toronto East Community Council Report No. 5, Clause No. 13,
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. 495-2004

**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)

