

Authority: Scarborough Community Council Report 6, Clause 15,
as adopted by City of Toronto Council on July 25, 26 and 27, 2006
Enacted by Council: July 27, 2006

CITY OF TORONTO

BY-LAW No. 666-2006

To amend former City of Scarborough Zoning By-law No. 9508, as amended, with respect to the Dorset Park Community.

WHEREAS authority is given to Council by Sections 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 “C”, EXCEPTIONS LIST**, is amended by adding the following Exception Number 34:

34. On those lands identified as Exception Number 34 of the accompanying map, the following provisions shall apply, provided that all other provisions of this By-law, as amended, not inconsistent with this Exception, shall continue to apply:

(a) A veterinary clinic, which may include a dog kennel, is also permitted as a sole use, subject to the following development standards and requirements for this use:

(i) Buildings existing on the date of passage of this By-law shall not be expanded or enlarged and shall maintain existing building **setbacks**.

(ii) Maximum **gross floor area** of all buildings, consisting of an existing covered dog run and additional buildings constructed after the date of passage of this By-law, but not including an existing principal veterinary clinic building and other existing accessory structures, shall not exceed 41% of the area of the lot.

(iii) Maximum **height** of buildings constructed after the date of passage of this By-law: 10 m

(iv) **Main wall building setbacks** for buildings constructed after the date of passage of this By-law:

1. Minimum 15 m and maximum 48.4 m from the easterly (rear) lot line.

2. Minimum 1.2 m and maximum 17.4 m from the southerly (side) lot line.

- (v) The principal veterinary clinic building existing on the date of passage of this By-law shall be removed within 6 months after first occupancy of a new principal veterinary clinic building which complies with the provisions of (ii) to (iv) above.

- (vi) Notwithstanding the requirements of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, a minimum of **8 parking spaces** shall be provided during construction of any new principal veterinary clinic building where the principal veterinary clinic existing on the date of passage of this By-law remains in concurrent use and operation. This provision will cease to apply 6 months after first occupancy of the new veterinary clinic building and the full parking requirements of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES** shall then apply in full.

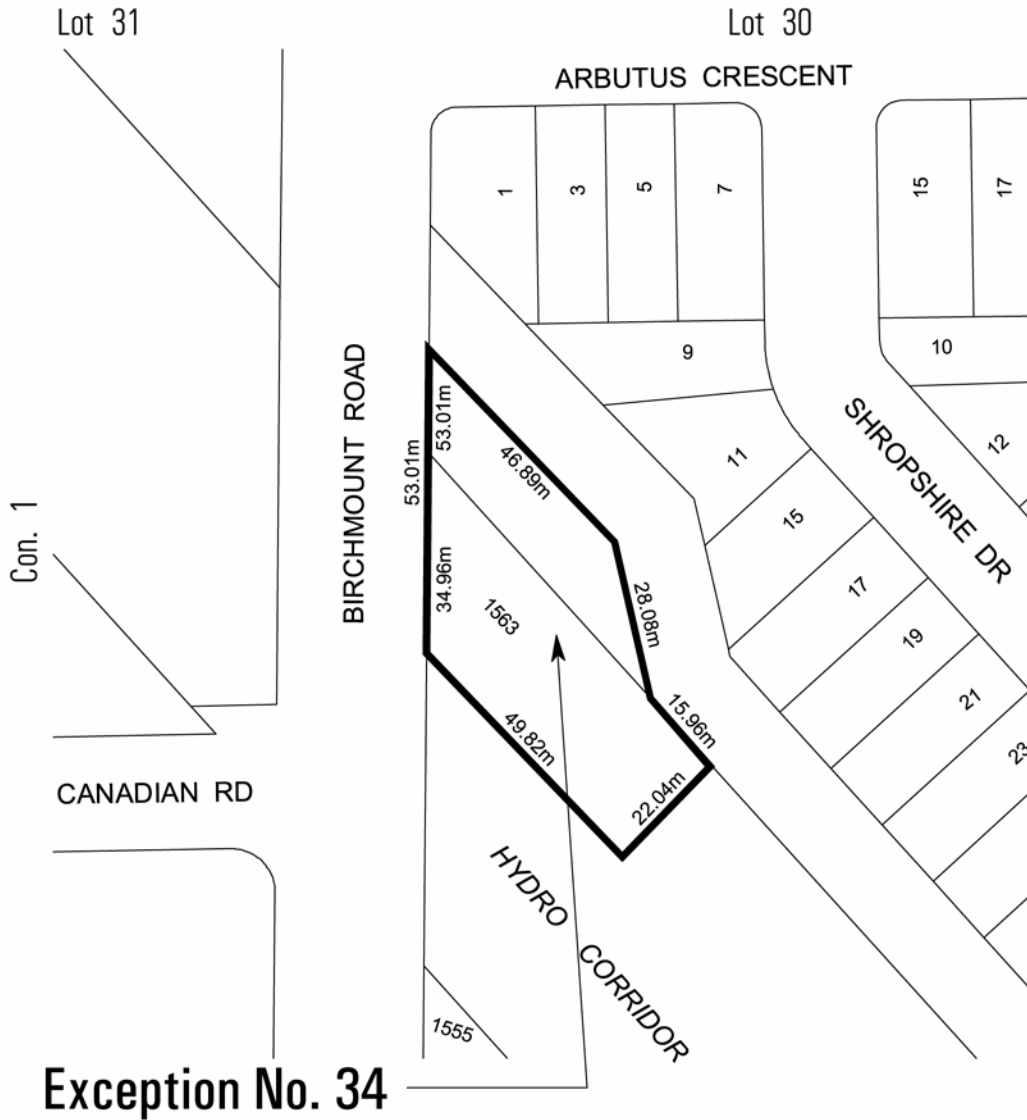
ENACTED AND PASSED this 27th day of July, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '2'



Exception No. 34

Toronto City Planning Division
Zoning By-Law Amendment

1563 Birchmount Road
 File # 05-212040 OZ

 Area Affected By This By-Law

Dorset Park Community By-law
 Not to Scale
 06/09/06

