

CITY OF TORONTO

BY-LAW No. 1-2008(OMB)

To amend former City of Scarborough Zoning By-law No. 10827, as amended, with respect to the lands municipally known as 105 Scarboro Avenue.

WHEREAS the Ontario Municipal Board pursuant to its Order No. 2890, dated November 5, 2007, deems it advisable to amend former City of Scarborough Zoning By-law No. 10827, as amended, with respect to the lands municipally known as 105 Scarboro Avenue;

THEREFORE the Ontario Municipal Board HEREBY AMENDS the former City of Scarborough Zoning By-law No. 10827, as follows:

1. **SCHEDULE 'A'** of the Highland Creek Community Zoning By-law is amended for the lands outlined on the attached Schedule '1' by deleting the existing Single-Family Residential (S) Zone, and replacing it with Single-Family Residential (S) and Major Open Spaces (O) Zones, so that the amended zoning reads as follows as shown on Schedule '1':

S – 1 – 31 – 60A – 95A – 118 – 304

S – 1 – 40F – 95A – 99B – 118 – 129 – 304

S – 31 – 45 – 50 – 66 – 373

O

2. **SCHEDULE 'B' PERFORMANCE STANDARD CHART**, is amended by adding Performance Standards 40F, 99B and 129 as follows:

FRONT YARD

40F. **Front yard** building setback of 3 metres from the street line except the portion of the **main wall** containing the vehicular access shall be setback 6 metres from the street line.

MISCELLANEOUS

99B. Maximum building **coverage** of 42%.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

129. Minimum building setback of 6.5 metres from the north lot line, 0.9 metres from the south lot line, and a minimum setback of 3 metres to the **rear lot line** and all other lot lines except the **front lot line**.

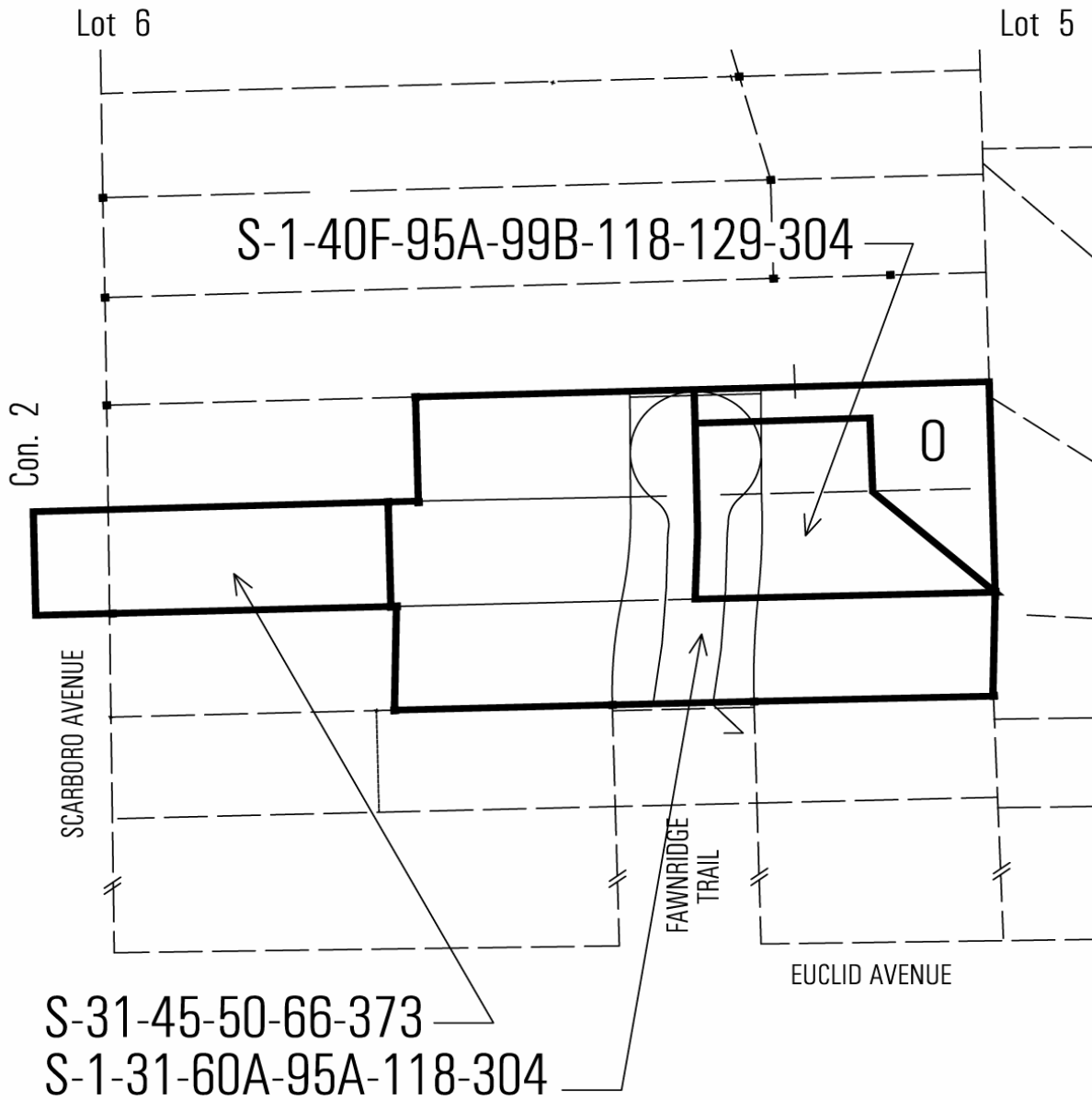
3. **SCHEDULE 'C' EXCEPTIONS MAP**, is amended by adding Exception Number 46 as shown on Schedule '2'.

4. **SCHEDULE 'C' EXCEPTIONS LIST**, is amended by adding Exception Number 46 as follows:

46. Minimum **rear yard** setback of 8 metres.

PURSUANT TO ORDER/DECISION NO. 2890 OF THE ONTARIO MUNICIPAL BOARD ISSUED ON NOVEMBER 5, 2007 IN BOARD FILE NO. PL070055.

Schedule '1'



Zoning By-Law Amendment

105 Scarboro Avenue

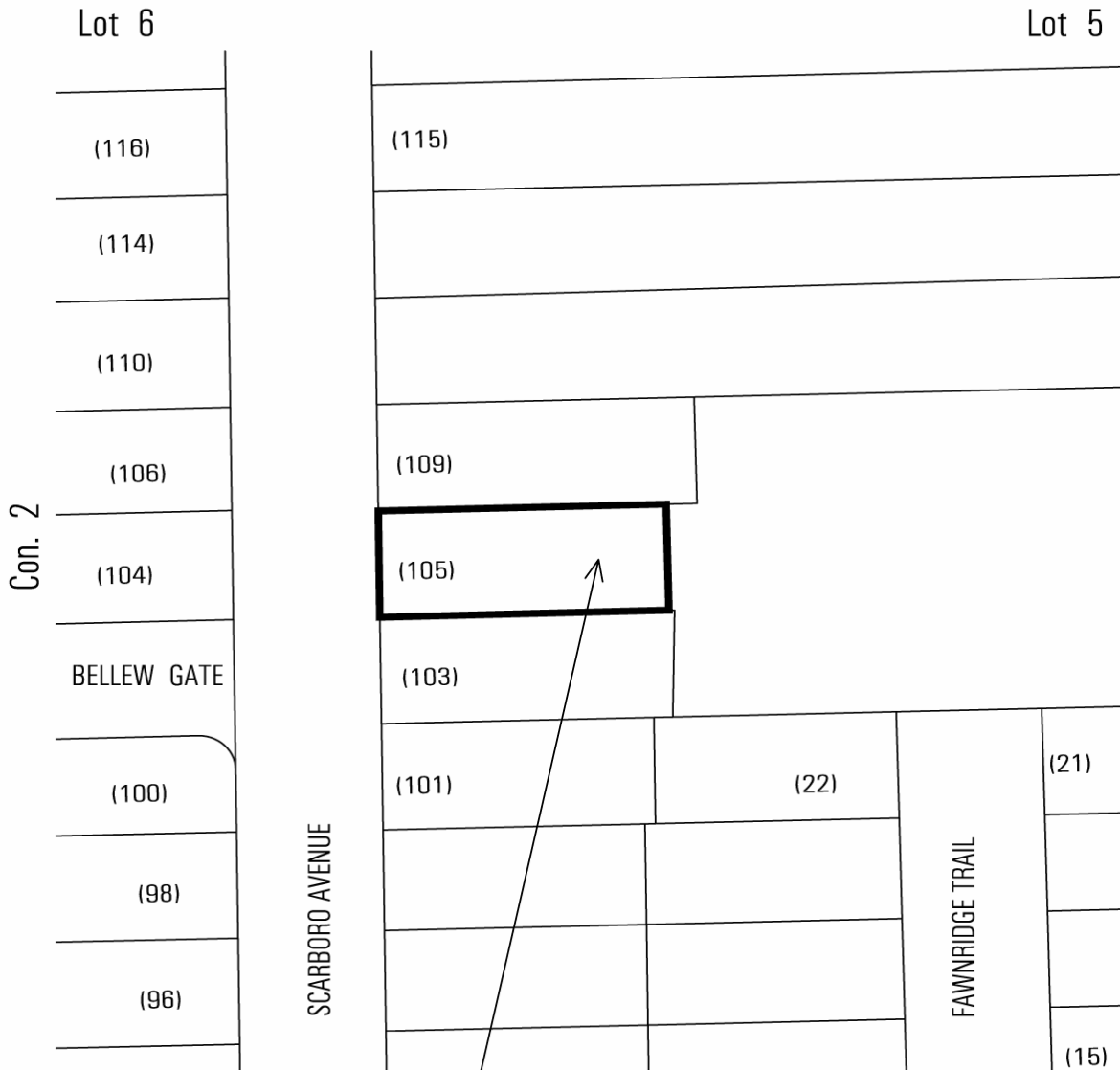
File # 06-101631 OZ

 Area Affected By This By-Law

Highland Creek Community Bylaw
Not to Scale
10/01/07



Schedule '2'



Exception No.46

 Area Affected By This By-Law

