

Authority: North York Community Council Item 36.77,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1005-2010

To amend the former City of North York Zoning By-law No. 7625, as amended, with respect to lands municipally known as 184 Finch Avenue East.

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. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule "1" of this By-law.
2. Section 64.13(98) of By-law No. 7625 is amended by adding the following subsection:

64.13 (98) R4(98)

PERMITTED USES

- (a) In addition to the uses permitted by the R4 zone, a home occupation use that includes an acupuncture clinic shall also be permitted within the building existing on or before the date of enactment of this exception.

EXCEPTION REGULATIONS

- (b) The maximum gross floor area permitted for the home occupation use shall be 31.7 m² or 35% of the gross floor area of the dwelling.
- (c) The home occupation use may only be located on the main floor of the dwelling.
- (d) The minimum number of parking spaces shall be three with two spaces provided as tandem.
- (e) The minimum width of the tandem parking spaces shall be 2.9 metres.
- (f) The minimum yard setbacks shall be as shown on Schedule R4(98) attached to this By-law.
- (g) Section 7.4A and 7.4B relating to front yard landscaping and front yard soft landscaping shall not apply.

- (h) A 1.8 metre high opaque fence and a 1.5 metre landscaping buffer shall be provided along the rear property line.
3. Section 64.13 (98) of By-law No. 7625 is amended by adding Schedule R4(98) attached to this By-law.
4. Within the lands shown on Schedule R4(98) attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
- (a) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway; and
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule "1"



