

Authority: North York Community Council Item 20.32,
as adopted by City of Toronto Council on November 27, 28 and 29, 2012
Enacted by Council: November 29, 2012

CITY OF TORONTO

BY-LAW No. 1632-2012

To amend Zoning By-law No. 7625, as amended, of the former City of North York with respect to the lands municipally known as 48 Finch Avenue West.

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 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 of By-law No. 7625 is amended by adding the following subsection:

"64.13 (92) R4 (92)

PERMITTED USES

In addition to the uses permitted by the R4 zone, professional offices and personal service shop uses shall also be permitted within the existing dwelling.

EXCEPTION REGULATIONS

- (a) Setbacks shall be as shown on Schedule R4 (92).
 - (b) The maximum permitted total gross floor area shall be 215 square metres.
 - (c) Five parking spaces shall be provided at the rear of the lot as shown on Schedule R4 (92), and parking shall not be permitted in the front yard setback.
 - (d) A 1.4 metre landscape strip and 1.8 metre high opaque fence shall be provided along the north property line of the lot."
3. Within the lands shown on Schedule R4 (92) 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

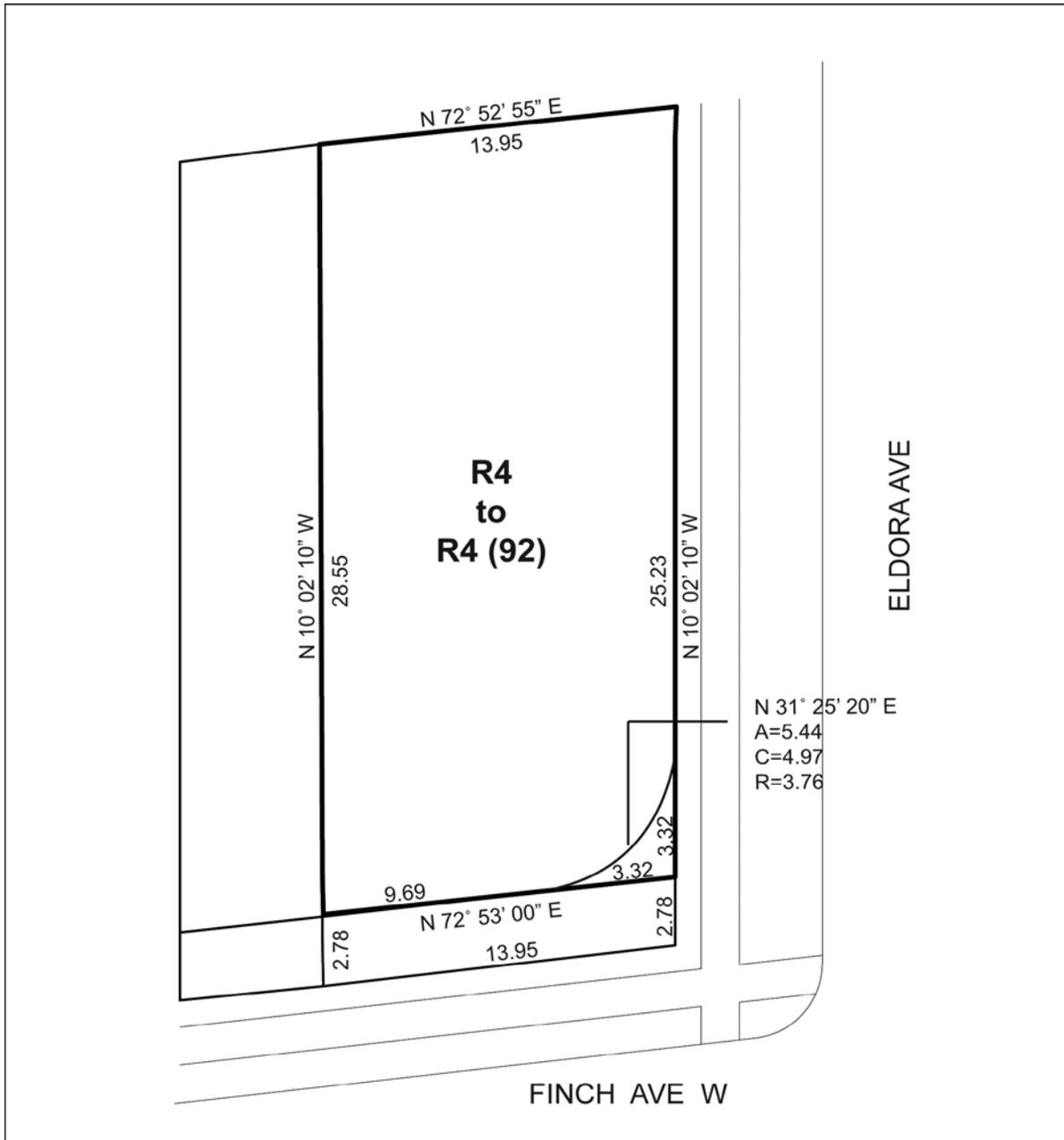
- (b) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 29th day of November, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)



Schedule 1

Plan of Survey of Part of Lot 122, Registered Plan 2419, City of Toronto.
Manderin Surveyors Ltd, September 23, 2011.

File # 09 142202 NNY 23 0Z

Date: 09/27/2012
Approved by: B.D.



