

Authority: North York Community Council Item NY30.1, as adopted by City of Toronto Council on May 22, 23 and 24, 2018

## **CITY OF TORONTO**

### **BY-LAW 645-2018**

**To amend former City of North York Zoning By-law 7625, as amended, respecting certain lands within the area known as West Lansing.**

Whereas Council of the City of Toronto has the authority pursuant to 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 enacts:

1. Schedules "B" and "C" of By-law 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.14 of By-law 7625 of the former City of North York is amended by adding the following new subsection:

**"64.14- (21) R7 (21)**

#### **EXCEPTION REGULATIONS**

(a) Permitted Uses

Single detached dwellings and uses accessory thereto shall be permitted.

(b) Lot Area

The minimum lot area shall be 300 square metres.

(c) Lot Frontage

The minimum lot frontage shall be 7.5 metres.

(d) Side Yard Setbacks

(i) For lots with a frontage less than 15.0 metres, the minimum side yard setback shall be 0.9 metres for one side yard setback and 1.2 metres for the other side yard setback.

(ii) For lots with a frontage of 15 metres or greater, the minimum side yard setbacks shall be 1.5 metres for each side.

3. Within the lands shown on Schedule 1 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 on May 24, 2018.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

