

CITY OF TORONTO

BY-LAW No. 734-2005(OMB)

To amend the Highland Creek Community Zoning By-law No. 10827, as amended, of the former City of Scarborough, with respect to the lands municipally known as 96, 98, 100, 102, 104, 106, 110, 116 and 120 Scarboro Avenue, and 711, 713, 717, 719, 721 and 725 Morrish Road.

WHEREAS authority is given to the Ontario Municipal Board by subsection 34(11) of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to order this By-law;

NOW THEREFORE, the Ontario Municipal Board orders as follows:

1. Schedule “A” of the Highland Creek Community Zoning By-law is amended by replacing the current zoning performance standards, so that the amended zoning shall read as shown on Schedule “1”:

S – 1 – 31 – 60A – 60B – 95A – 118 – 304

S – 24 – 26 – 31 – 37 – 45 – 50 – 66 – 92 – 373

2. Schedule “B”, **PERFORMANCE STANDARD CHART**, is amended by adding Performance Standards 60A, 60B, 95A, 304 and 373 as follows:

SIDE YARD

60A. Minimum 1.2 m from one side and 0.9 m from the other side.

60B. Minimum 2.4 m from side wall to the street line.

MISCELLANEOUS

95A. An attached garage (minimum inside dimension of 3 m by 6 m) shall be erected with each dwelling unit.

FLOOR AREA

304. Maximum total floor area per dwelling unit: 0.65 x lot area.

INTENSITY OF USE

373. One **single-family dwelling** per parcel of land with a minimum of 15 m frontage on a public street, and a minimum area of 610 m².

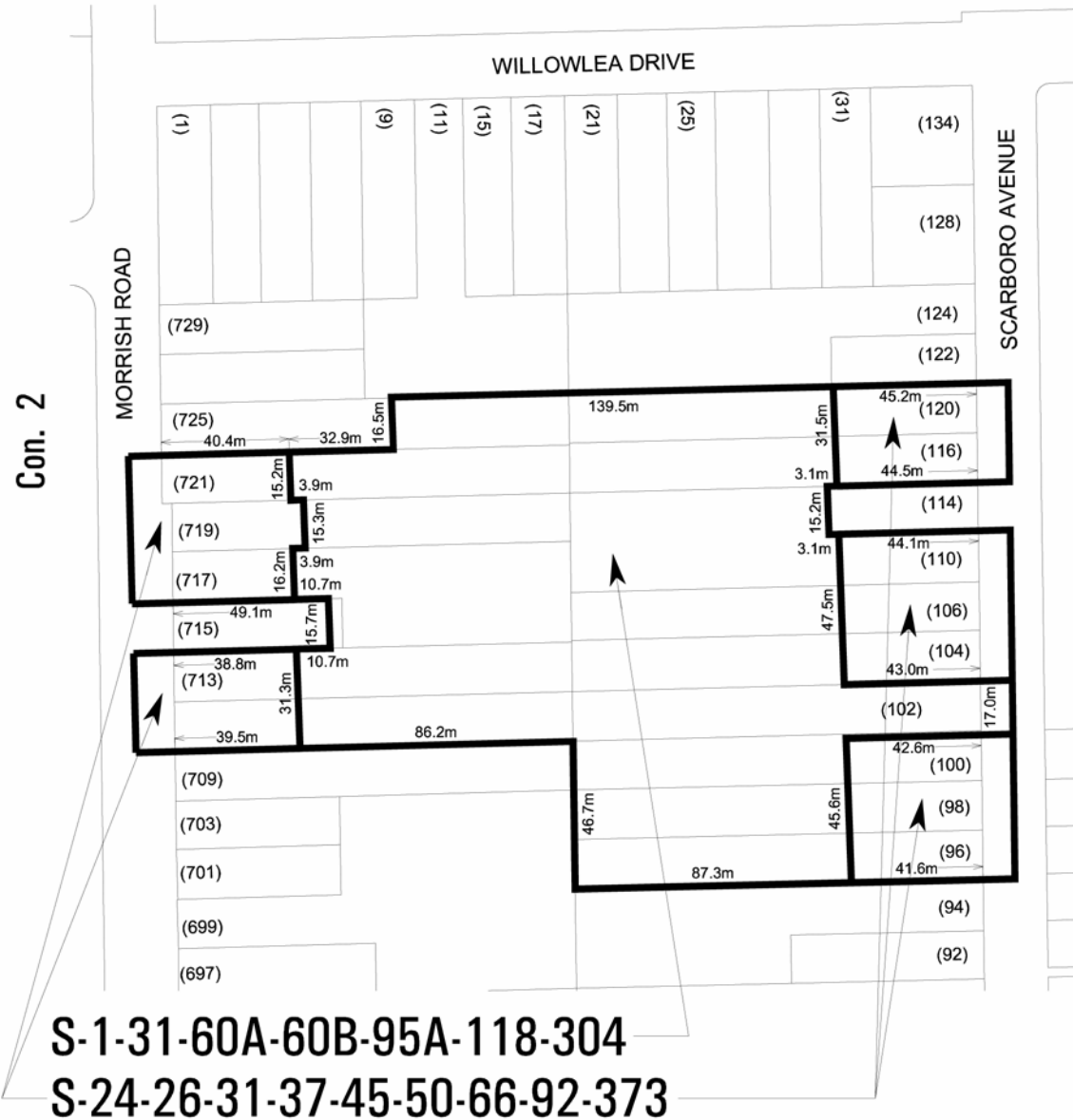
3. Schedule “C”, **EXCEPTIONS MAP**, is amended by adding Exception No. 42, 43, 44 and 45 as shown on Schedule “2”.

4. Schedule “C”, **EXCEPTIONS LIST**, is amended by adding Exception No. 42, 43, 44 and 45 as follows:
- 42. On those lands identified as Exception No. 42 on the accompanying Schedule “C” map, the dwelling municipally known as 104 Scarboro Avenue, Part of Lot 59, Plan 2098, as it existed on October 29, 2004, shall have a minimum building setback of 1.8 m from the south lot line.
 - 43. On those lands identified as Exception No. 43 on the accompanying Schedule “C” map, the dwelling municipally known as 100 Scarboro Avenue, Part of Lot 60, Plan 2098, as it existed on October 29, 2004, shall have a minimum building setback of 2.1 m from the north lot line and a minimum of 14.3 m frontage on a public street.
 - 44. On those lands identified as Exception No. 44 on the accompanying Schedule “C” map, the dwelling municipally known as 713 Morrish Road, Part of Lot 90, Plan 2098, as it existed on October 29, 2004, shall have a minimum rear yard setback of 9.2 m.
 - 45. On those lands identified as Exception No. 45 on the accompanying Schedule “C” map, dwellings shall have a minimum building setback of 2.4 m from the north lot line.

PURSUANT TO THE DECISION/ORDER NO. 1711 OF THE ONTARIO MUNICIPAL BOARD
ISSUED ON OCTOBER 29, 2004 IN BOARD CASE NO. PL040577.

Schedule "1"

Lot 6



Zoning By-Law Amendment

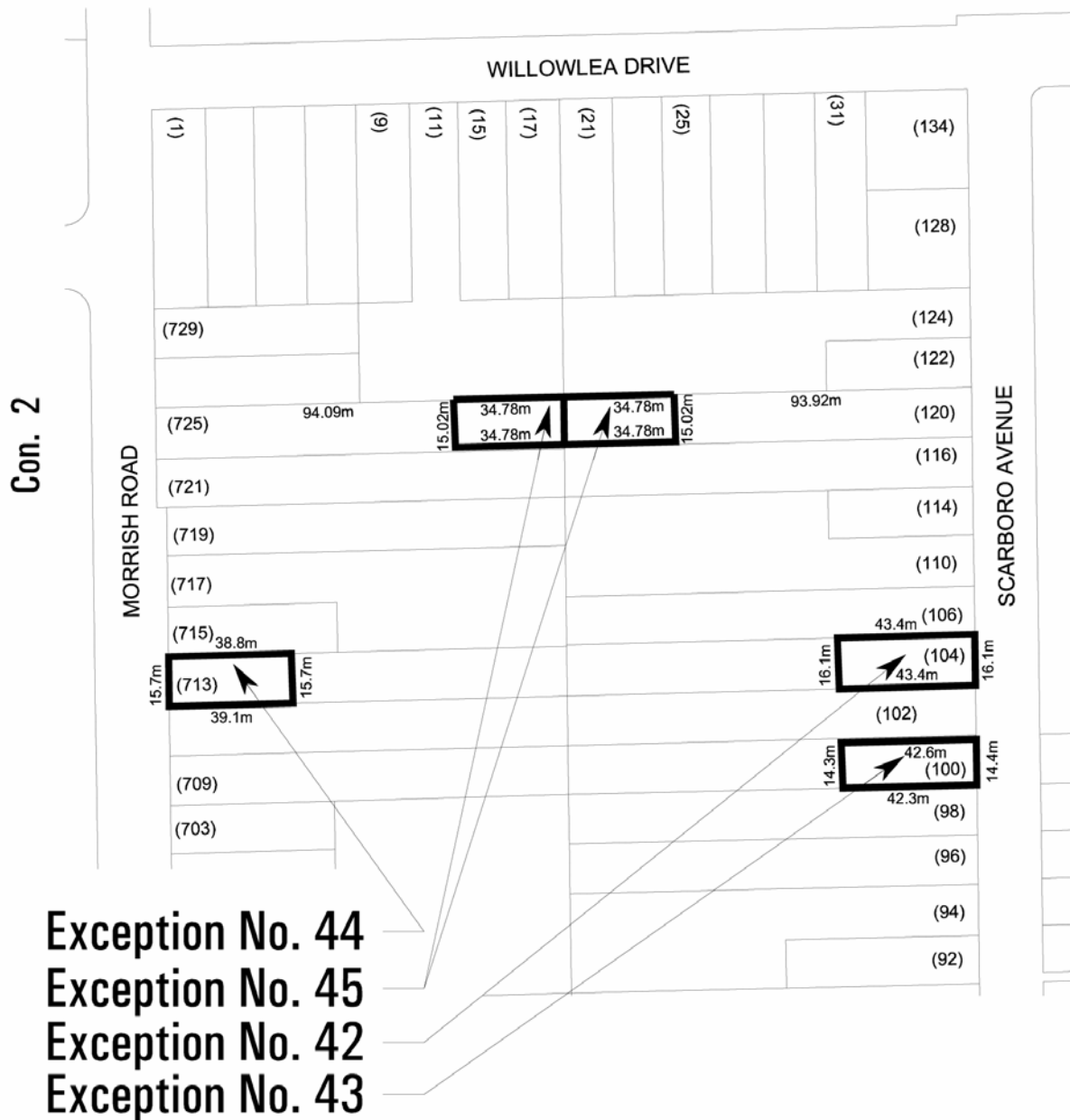
96, 98, 100, 102, 104, 106, 110, 116, 120 Scarboro Ave. and
711, 713, 717, 719, 721, 725 Morrish Rd.

File # 04-114114 02



Area Affected By This By-Law

Highland Creek Community Bylaw
Not to Scale
10/27/04

Schedule "2"**Lot 6****Zoning By-Law Amendment**

96, 98, 100, 102, 104, 106, 110, 116, 120 Scarboro Ave. and
711, 713, 717, 719, 721, 725 Morrish Rd.

File # 04-114114 0Z



Area Affected By This By-Law

Highland Creek Community Bylaw



Not to Scale
10/27/04