

Authority: Scarborough Community Council Report No. 7, Clause No. 27,
as adopted by City of Toronto Council on September 28, 29 and 30, 2005
Enacted by Council: September 30, 2005

CITY OF TORONTO

BY-LAW No. 761-2005

To amend the Agincourt North Community Zoning By-law No. 12797, as amended, with respect to lands on the east corner of Sandhurst Circle and White Heather Boulevard.

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. **Schedule 'A'** of the Agincourt North Community Zoning By-law is amended by deleting the current zoning and replacing it with Single-Family Residential (S) and Two-Family Residential (T) so that the amended zoning shall read as follows as shown on Schedule '1':

S and T – 20R – 40G – 60E – 80N – 155 – 156 – 157 – 158

2. **Schedule 'B', Performance Standard Chart**, is amended by adding Performance Standards 20R, 40G, 60E, 80N, 155, 156, 157 and 158:

INTENSITY OF USE

- 20R. Maximum two **dwelling units** per lot on a Registered Plan having a minimum area of 435m² and a minimum lot frontage of 15m measured 4.5m from the **front lot line**;

or

Maximum one **dwelling unit** per lot on a Registered Plan having a minimum area of 270m² and a minimum lot frontage of 9m measured 4.5m from the **front lot line**.

SETBACK FROM THE STREET

40G. Front Yard

Minimum building **setback** 4.5m from the street line. Minimum building **setback** of 6.0m from the street line for that part of the **main wall** containing the vehicular access.

SIDE YARD

60E. Minimum 1.2m on one side for semi-detached **dwelling**s;

or

Minimum .6m on the side on which the garage is located and 1.2m on the other side, for single detached **dwelling**s.

On a corner lot, the minimum **setback** of this side wall of **dwelling**s and garages shall be 2.5m from the street line.

FLOOR AREA

80N. Maximum **floor area** per **dwelling unit** shall be 0.8 x the lot area to a maximum **floor area** of 204m² for semi-detached dwellings and 235m² for **single-family dwelling**s.

MISCELLANEOUS

155. Maximum **height** 10m.

156. Maximum building **coverage**, excluding porches, shall not exceed 50% of the lot area.

157. Notwithstanding the definition of **street** in Clause V (f), a **street** shall have a minimum width of 18.5m.

158. Lot frontage shall mean the horizontal distance between **side lot lines** or the projection of the **side lot lines**, measured along a straight line drawn perpendicular to a line joining the midpoints of the **front** and **rear lot lines** at a point equivalent to the minimum front **setback** applying to the lot.

ENACTED AND PASSED this 30th day of September, A.D. 2005.

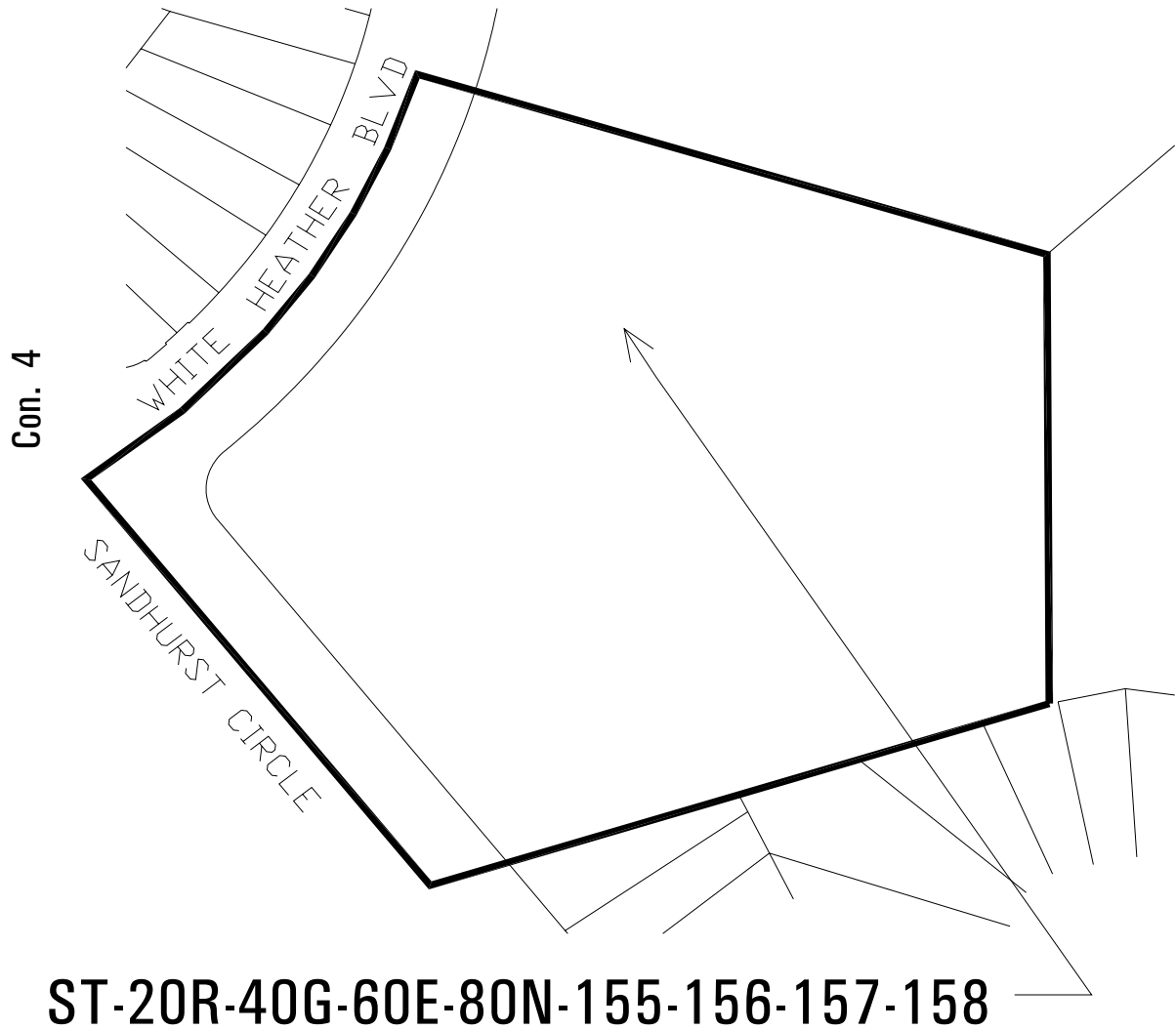
DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Schedule '1'

Lot 22



Zoning By-Law Amendment

Sandhurst & White Heather Blvd.

File # **04-185245_02**



Area Affected By This By-Law

Agincourt North Bylaw
Not to Scale
7/21/05