

Authority: Scarborough Community Council Item 4.30,  
as adopted by City of Toronto Council on April 23 and 24, 2007  
Enacted by Council: April 24, 2007

## CITY OF TORONTO

### BY-LAW No. 335-2007

**To amend Scarborough Zoning By-law No. 842-2004, as amended, with respect to lands east of Midland Avenue, west of Brimley Road, south of the CN rail line.**

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 “C”, **EXCEPTIONS LIST**, is amended by adding the following Exception No. 3 to lands on the east side of Midland Avenue, west of Brimley Road, as shown on Schedule “1”:
  1. On those lands identified as Exception No. 3 on the accompanying Schedule “C” map, the following provisions shall apply:
    - (a) The provisions of **CLAUSE VI, PROVISIONS FOR ALL ZONES**, Section 11 **Regulations for Single-Detached and Semi-Detached Dwellings**, Subsection 11.1 Maximum Height shall not apply to the lands encompassed by Exception 3. Instead the Maximum Height provision shall be replaced with the following:

11.1 Maximum Height	10.5 m
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    - (b) The following provision concerning Model Homes shall apply to the lands encompassed by Exception 3.
      - **Model Home** shall mean a finished **Dwelling Unit** for temporary display to the public prior to occupancy for residential purposes.
      - **Model Homes** shall be permitted on the lands encompassed by Exception 3, except that in areas subject to a Holding Provision (H), **Model Homes** shall not be permitted until such time as the Holding Provision (H) has been removed.
      - Each **Model Home** shall be of the permitted **Dwelling Unit** type within the zone category and shall comply with the provisions of the **Performance Standards Chart, Schedule “B”** for the **dwelling unit** type, and the **Exceptions List, Schedule “C”**.

- The maximum number of **Model Homes** shall be as follows:
- (i) 2 **Single-Detached Dwellings**
  - (ii) 1 **Semi-Detached Dwelling**
  - (iii) 1 **Townhouse Dwelling**
- (c) Notwithstanding the provisions of **CLAUSE V – INTERPRETATION**, Section (g) Definition of **Parking Space**, and the provisions of **CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES**, Section 1.3.2, **Parking Space Dimensions**, on the lands encompassed by Exception 3, a step having maximum dimensions of 0.31 metres wide by 0.92 metres long and 21 cm high shall be permitted to encroach within the area of the enclosed parking space.
- (d) Notwithstanding the minimum lot frontage requirement of 9 metres in **Performance Standards Chart Schedule “B”, Performance Standard Number 3**, the minimum frontage for lots within ‘Part A’ of Exception 3 shall be 7 metres.
- (e) **Performance Standards Chart Schedule “B”, Performance Standard Number 30** that limits the maximum width of a garage door on a **dwelling unit** shall not apply to lots within ‘Part A’ of Exception 3.
- (f) The following provisions shall apply to all buildings or structures on the lands encompassed by Exception 3, except for **Model Homes** where a model home agreement or subdivision agreement has been executed:

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:

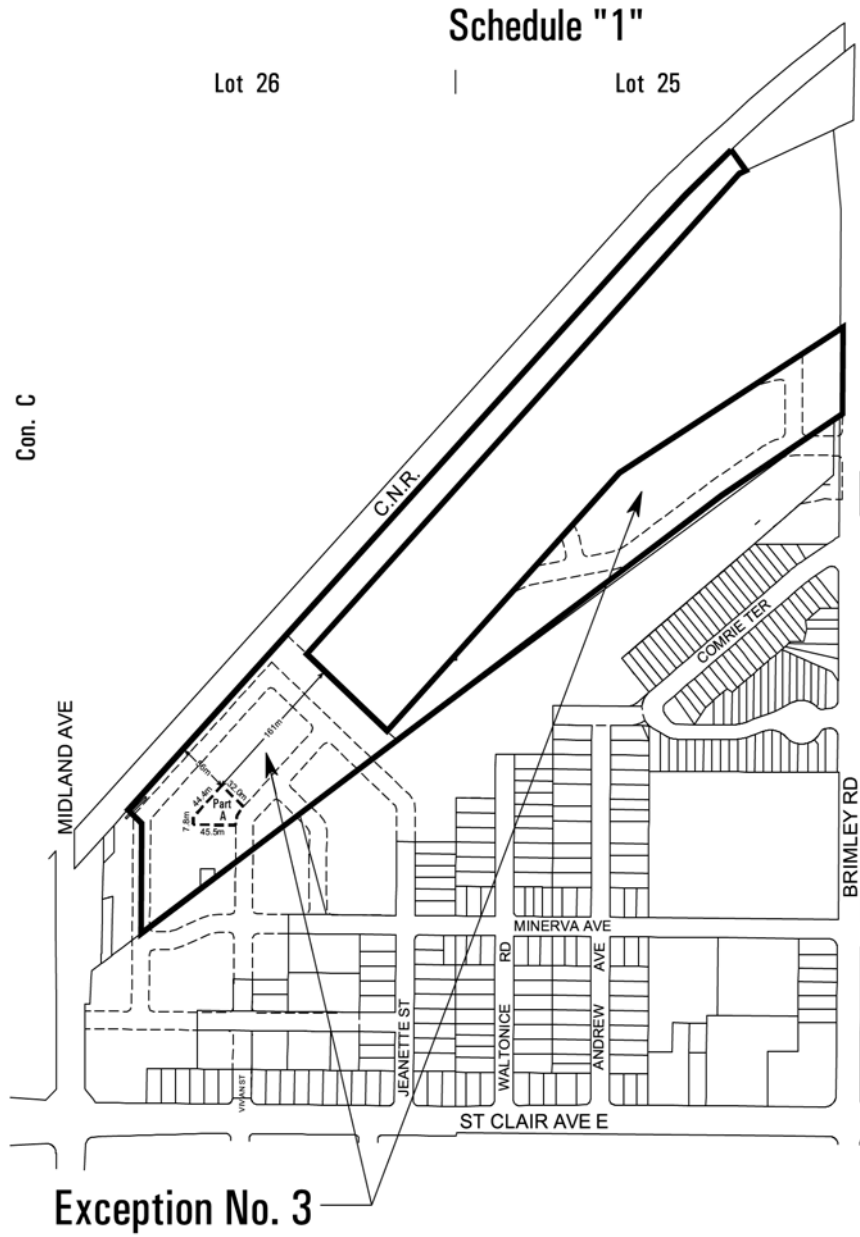
- (i) all new public roads have been constructed to a minimum of base curb and base asphalt and are connected to an existing public highway, and
- (ii) all water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

ENACTED AND PASSED this 24th day of April, A.D. 2007.

GLORIA LINDSAY LUBY,  
Deputy Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



**Zoning By-Law Amendment**

**Midland Ave./Brimley Rd. north of St. Clair Ave. E**

**File # 06-191014 0Z**



**Area Affected By This By-Law**

Midland St. Clair Community By-law



Not to Scale  
3/6/07