CITY OF TORONTO

BY-LAW No. 545-2007

To amend the former City of Scarborough Zoning By-law No. 10827, as amended, with respect to the lands municipally known as the Highland Creek Community.

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. CLAUSE VII – GENERAL PARKING REGULATIONS FOR ALL ZONES of the Highland Creek Community By-law No. 10827 for the former City of Scarborough, as amended, is further amended by adding the following new Section to Section 2.1.4 Garages, Carports and other Accessory Buildings:

   (f) In “S” and “T” zones:

   (i) The maximum dimensions of a garage, carport or other accessory building shall be 7.6 m by 7.6 m.

   (ii) The combined total floor area of all garages, carports and other accessory buildings on a lot or parcel shall not exceed 75 m².

   (iii) Notwithstanding Clause 2.1.4(b), the maximum height of all garages, carports and other accessory buildings not attached to the dwelling unit shall be 5 m measured from the average finished grade at the perimeter of the building to the highest point of the roof.

   (iv) The total floor area of all garages, carports or other accessory buildings shall not exceed the ground floor area of all such structures.

   (v) In no case shall the ground floor area of any garage, carport or other accessory building be larger than the ground floor area of the principal building on the lot or parcel.
2. **Clause VII – General Parking Regulations for All Zones** of the Highland Creek Community By-law No. 10827 for the former City of Scarborough, as amended, is further amended by adding the following new subsection to Section 2.1.5 Three-Car Garages:

2.1.5.3 Notwithstanding Section 2.1.4 (f) (i), when three-car garages or carports are permitted, the maximum dimensions of a three-car garage or carport shall be 9.0 m by 7.6 m.

ENACTED AND PASSED this 25th day of May, A.D. 2007.

SANDRA BUSSIN, Speaker

ULLI S. WATKISS, City Clerk

(Corporate Seal)