

Authority: Scarborough Community Council Item 5.22,
as adopted by City of Toronto Council on May 23, 24 and 25, 2007
Enacted by Council: May 25, 2007

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)