

Authority: North York Community Council Item 21.50,
as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 475-2013

To amend former City of North York By-law No. 7625 in respect of lands municipally known as 9 Fairmeadow Avenue (formerly known as 17 Fairmeadow Avenue).

Whereas authority is given to Council by Sections 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 enacts:

1. Schedules "B" and "C" of By-law No. 7625 of the former City of North York are amended in accordance with Schedule 1 of this By-law.
2. Section 64.13 of By-law No. 7625 of the former City of North York is amended by adding the following new subsection:

"64.13(104) R4 (104)

PERMITTED USE

- (a) Sales Office

In addition to the uses permitted in the One-Family Detached Dwelling Fourth Density Zone (R4), a sales office in combination with a model home shall be permitted on the lands shown on Schedule 1 to this by-law. The sales office shall be limited to selling homes only on the lands shown on Schedule 1 to this by-law.

EXCEPTION REGULATIONS

- (b) Dwelling Units

There shall be a maximum of one one-family detached dwelling per lot on the registered plan of subdivision.

- (c) Lot Coverage

The maximum lot coverage of Lots 1 to 4 and 6 to 11 shall be 40% and the maximum lot coverage of Lot 5 shall be 35% as shown on Schedule R4(104).

(d) Yard Setbacks

- (i) Front Yard: Minimum of 6 metres
- (ii) Side Yard: minimum 1.2 metres on each side except that for Lots 1 2, 10 and 11 the minimum side yard setback shall be 1.8 metres
- (iii) Rear Yard: minimum 7.5 metres or 25% of the lot depth, whichever is greater

(e) Length of Dwelling

The maximum length of a dwelling shall be 22 metres measured from the minimum front yard setback, except that for Lot 5 the maximum length of dwelling shall be 25 metres.

(f) Division of Lands

Notwithstanding any severance or division of the lands subject to this exception, the regulations of this exception shall continue to apply to the whole of the lands.

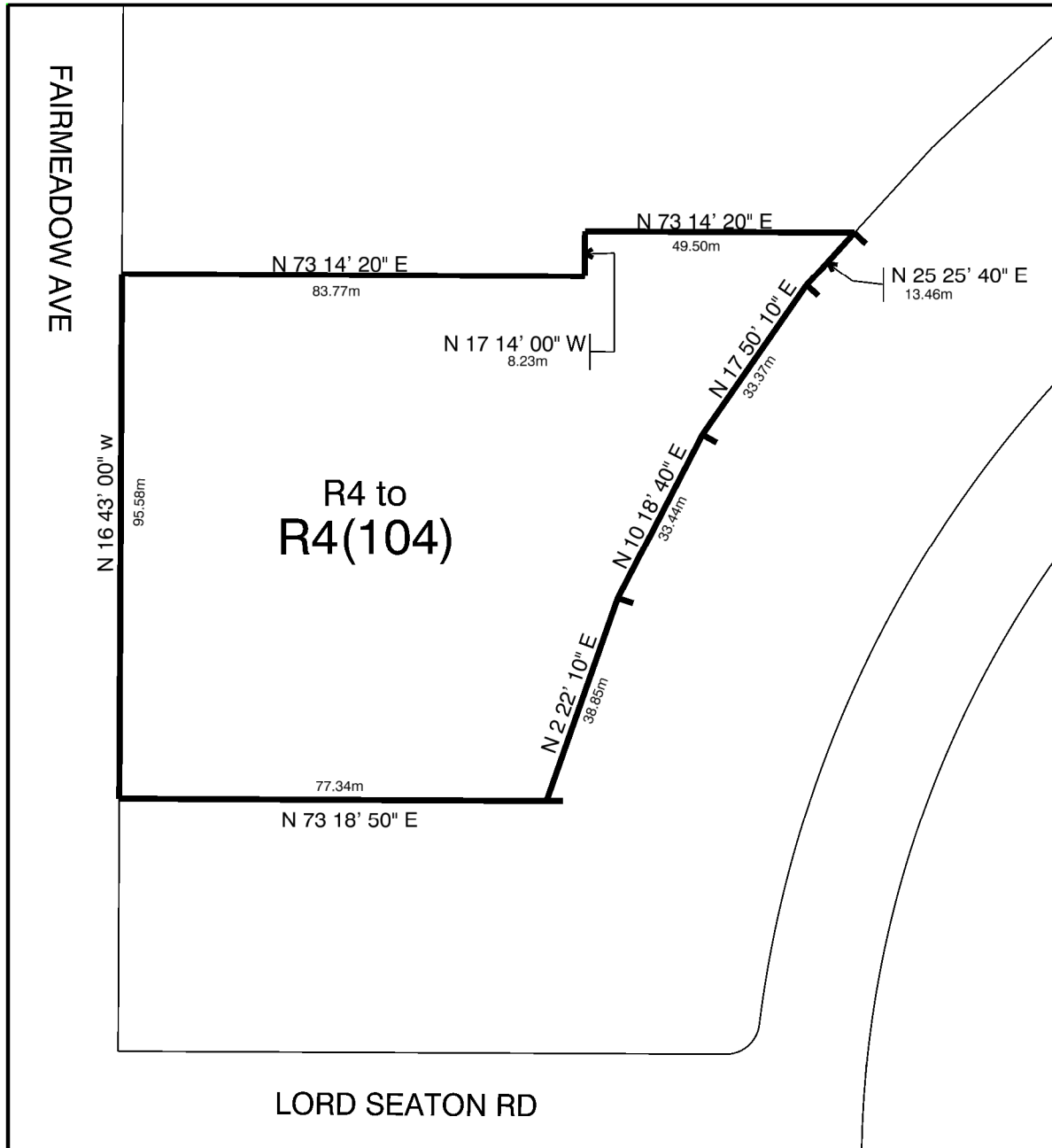
- 3. Section 64.13(104) of By-law No. 7625 is amended by adding Schedule 2 attached to this By-law.
- 4. Within the lands shown on Schedule 1 attached to this By-law, no person shall use any land or erect or use any building or structure unless the following municipal services are provided to the lot line and the following provisions are complied with:
 - (a) 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
 - (b) All watermains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on April 4, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Schedule 1

LOTS 85 TO 92, BOTH INCLUSIVE, AND BLOCK F REGISTERED PLAN 3563

File # 11 329800 NNY 25 02

Lloyd & Purcell Ltd. Ontario Land Surveyors

Date: 11/16/2012

Approved by: G.M.



Not to Scale

