

Authority: Scarborough Community Council Item 24.19,
as adopted by City of Toronto Council on June 11, 12 and 13, 2013

CITY OF TORONTO

BY-LAW No. 749-2013

To amend Highland Creek Community Zoning By-law No. 10827, as amended, of the former City of Scarborough, with respect to the lands municipally known as 1383, 1385, 1389, 1399 and 1403 Military Trail.

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 enacts:

1. **CLAUSE V - INTERPRETATION**, is amended by adding the following definition to subsection (f), **Definitions**:

"Building Length" means the horizontal distance between the portion of the front **main wall** of a building on a lot closest to the **front lot line**, and the portion of the rear **main wall** of the building closest to the **rear lot line**, measured along the lot centreline. If the **main walls** are not intersected by the lot centreline, the measurement is from the point on the lot centreline where a line drawn perpendicular to the front centreline connects with the **main wall**.

2. Schedule "A" is amended by deleting the current zoning for the lands outlined on Schedule 'I' and adding the following Zoning to the outlined lands:

S - 24 - 270 - 278 - 279 - 280 - 355 - 427 - 428

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3. Schedule "B", **PERFORMANCE STANDARDS CHART**, is amended by adding the following Performance Standards 155, 156, 157, 278, 279, 280, 427 and 428 as follows:

~~BUILDING SETBACKS FROM STREETS~~

155. Minimum 13 m building **setback** from the **front lot line**.

156. Minimum 24 m building **setback** from the **front lot line**.

157. Minimum 17 m building **setback** from the **front lot line**.

MISCELLANEOUS

278. The maximum **driveway** width within 8 m of the front **main wall** of the **dwelling** shall be a maximum of 6 m and the maximum width of the remaining portion of the **driveway** to the **street line** shall be a maximum of 3 m. The edge of the **driveway** shall be set back or located a minimum of 1.2 m from the **side lot line** and such **driveway** shall be not more than 2.4 m from a **driveway** on one of the adjacent lots.
279. Notwithstanding **CLAUSE V - INTERPRETATION**, subsection (f) **Definitions**, **Main Wall** balconies and unenclosed porches are not permitted in the **rear yard** or **side yard** on or above the second **storey** of **dwellings**.
280. (a) Maximum **building length**: 17 m.
- (b) A detached **dwelling** may extend beyond the maximum **building length** by a maximum of 2.0 m if the extended part:
- (i) has a maximum **height** of 5.0 m and one **storey**;
 - (ii) is no wider than 50% of the width of the **dwelling** at its widest part; and
 - (iii) is at least 3.0 m from each **side lot line**.

BUILDING SETBACK FROM LOT LINES OTHER THAN STREET LINES

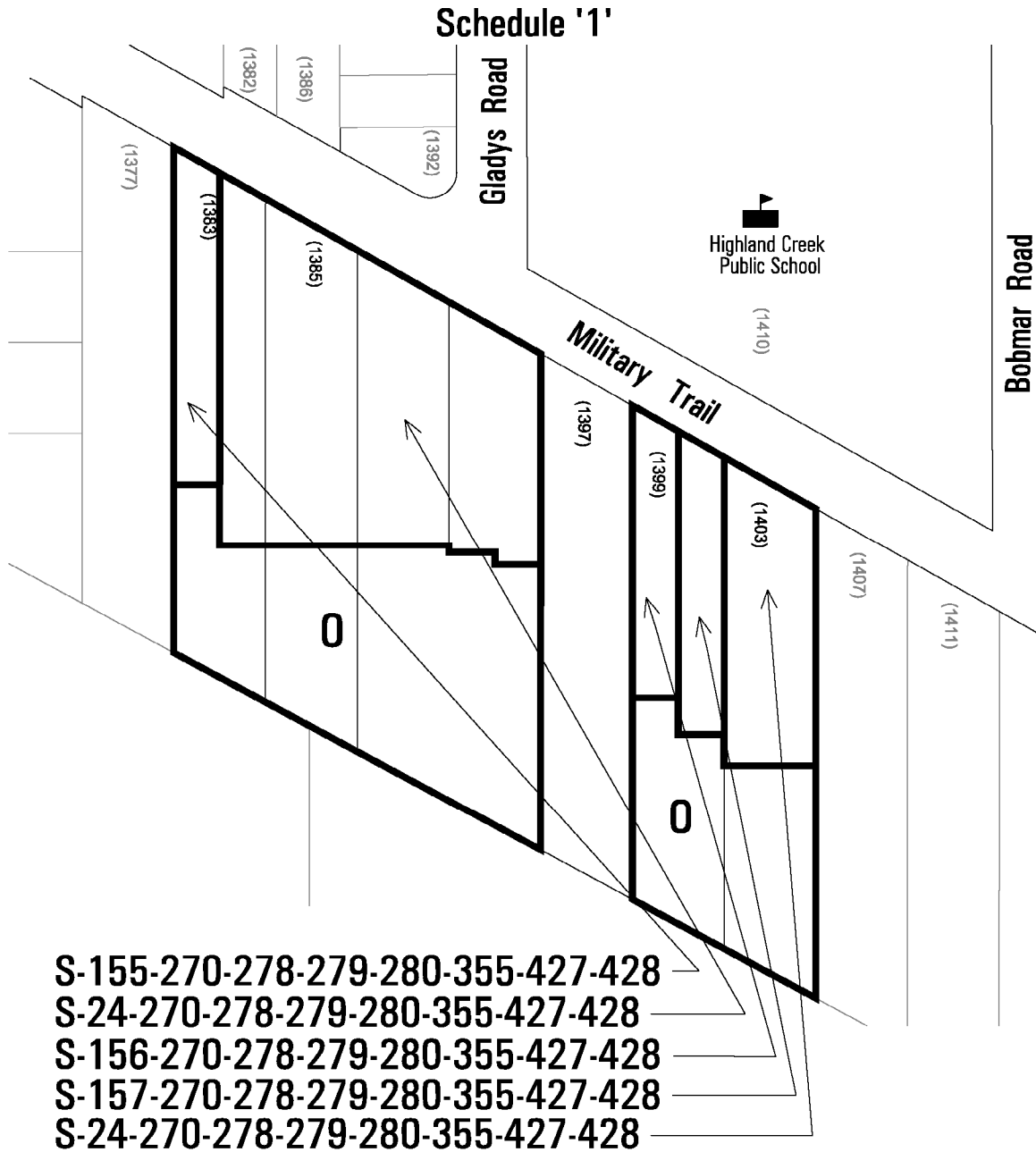
427. Minimum **side yard** of 1.2 m from one side and a minimum of 1.8 m from the other side. On the side with a minimum 1.8 m **setback**, the minimum separation distance between buildings shall be 3.6 m.
428. The rear **main wall** of a detached **dwelling**, not including a one-**storey** addition that complies with Performance Standard 280 (b), may be no more than 19 m from the required **front yard** building **setback**.

Enacted and passed on June 13, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



Zoning By-Law Amendment

1383, 1385, 1389, 1399 & 1403 Military Trail

File # 12 105496 02



Area Affected By This By-Law

Highland Creek Community Bylaw



Not to Scale
04/18/13