

CITY OF TORONTO

BY-LAW No. 642-2014(OMB)

To amend the Morningside Heights Zoning By-law, approved by the Ontario Municipal Board on June 17, 2002, as amended, with respect to the lands bound on the north by Steeles Avenue East, on the west by the Canadian Pacific Rail (C.P.R.) Havelock Subdivision line, on the south by the Canadian Pacific Rail (C.P.R.) Connector and Belleville Subdivision lines, and to the east by the Rouge River.

Whereas authority is given to the Ontario Municipal Board by subsection 34(11) of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to order this By-law;

The Ontario Municipal Board orders the Morningside Heights Community Zoning By-law, as amended, of the former City of Scarborough, is further amended as follows:

1. **CLAUSE IV - DEFINITIONS** is further amended by deleting the definition of Lane and replacing the definition as follows:

Lane

means a common or public thoroughfare which is not intended for general traffic circulation

2. **CLAUSE IV - DEFINITIONS** is further amended by deleting the definition of Lot and replacing the definition as follows:

Lot

means a parcel of land which abuts a street

3. **CLAUSE IV - DEFINITIONS** is further amended by deleting the definition of **Public Street**

4. **CLAUSE IV - DEFINITIONS** is further amended by deleting the definition of **Street Lot Line** and replacing the definition as follows:

Street Lot Line

means the boundary of a lot abutting a street

5. **CLAUSE IV - DEFINITIONS** is further amended by deleting the definition of **Street Townhouse Dwelling** and replacing the definition as follows:

Street Townhouse Dwelling

means a row of three or more attached **single-family dwellings** vertically separated and having frontage on a **street**

6. **CLAUSE IV - DEFINITIONS** is further amended by deleting the definition of **Street Townhouse-Lane Dwelling** and replacing the definition as follows:

Street Townhouse Dwelling

means a row of three or more attached **single-family dwellings** vertically separated and having frontage on a **street** and having a garage with access to a **lane**

7. **CLAUSE V - GENERAL PROVISIONS, A. FOR ALL ZONES, 9. Frontage on a Public Street** is further amended by deleting this clause and replacing it as follows:

9. **Frontage on a Street**

No person shall erect a building or **structure** and no person shall use any building **structure or lot** or block unless the **lot** or block upon which the building is situated abuts a **street**. Where a **lot** or block is separated from a street by a 0.3 metre reserve, the **lot** or block is deemed to abut the street and having frontage thereon.

8. **SCHEDULE "C" EXCEPTIONS LIST** is further amended by the addition of the following, **EXCEPTION 4** provided however, that all the other provisions of Morningside Heights Community Zoning By-law, as amended, not inconsistent with this Exception shall continue to apply:

4. On the lands identified as **EXCEPTION 4** on the accompanying Schedule "C" map, the following provision shall apply:

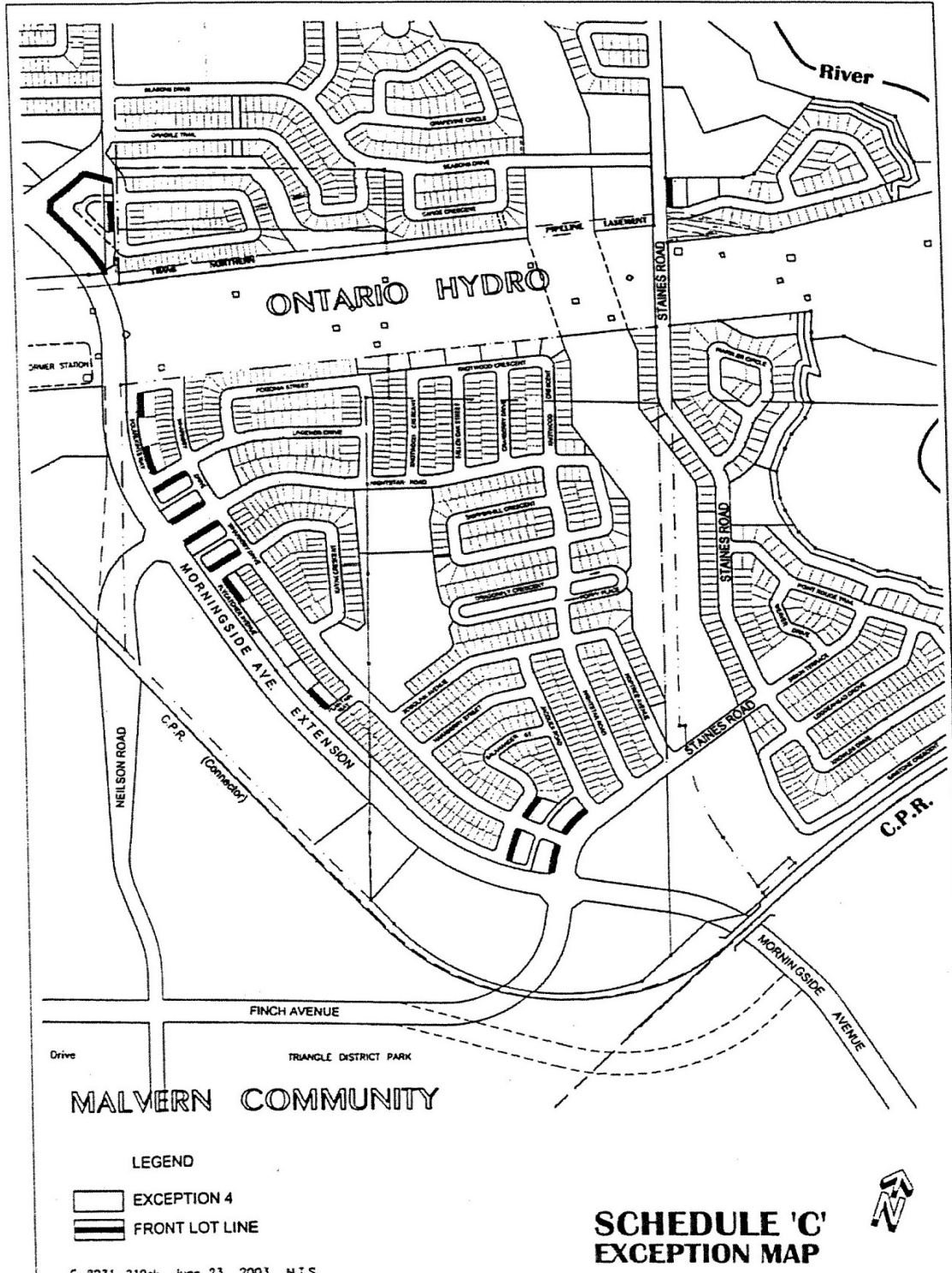
- (a) Notwithstanding **CLAUSE IV - DEFINITIONS, Lot Line, Front**, and for those lands as shown on the attached Schedule '1', the front lot lines are deemed to be as shown on the attached Schedule '1'.

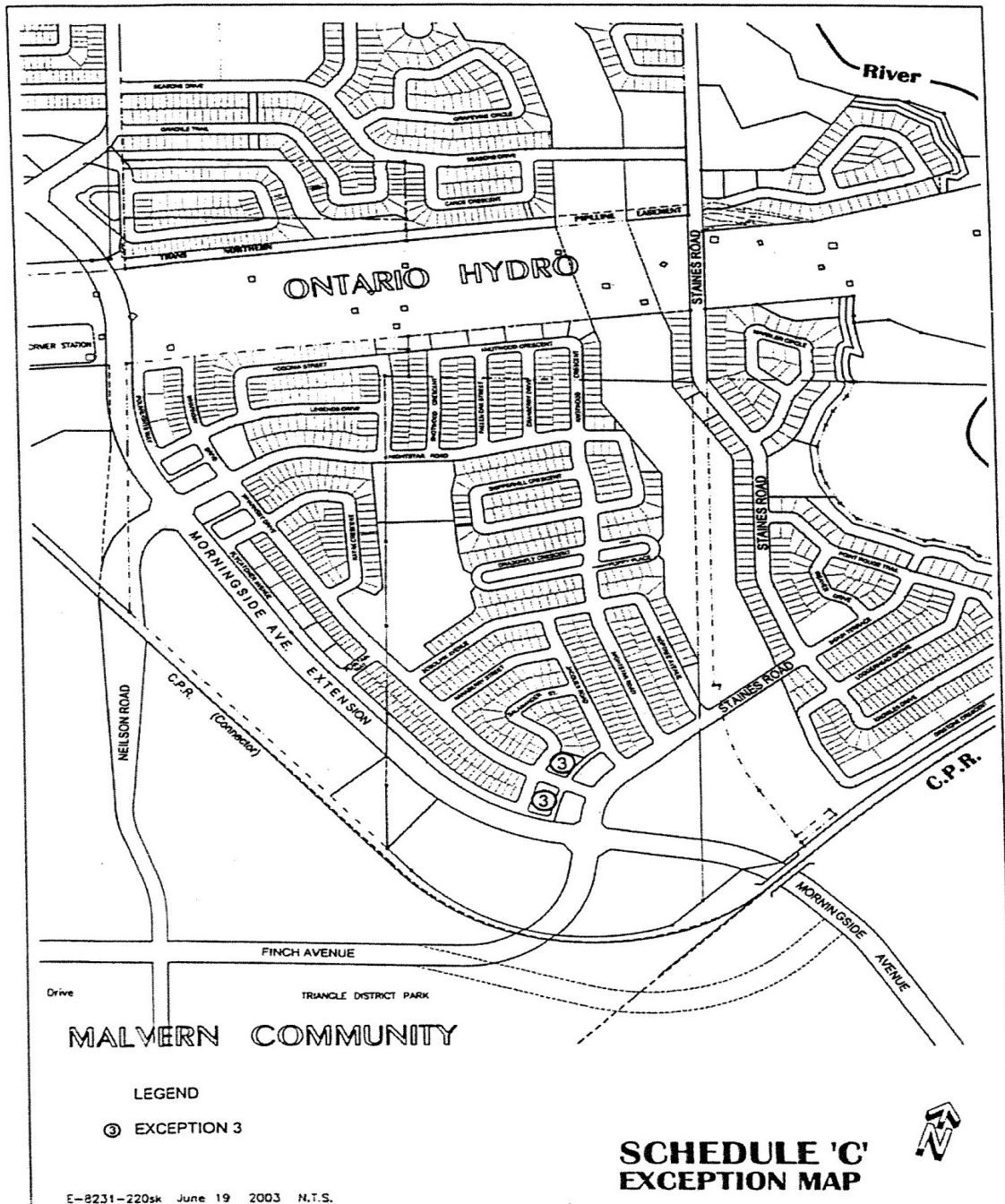
9. **SCHEDULE "C"** is further amended to include those lands as identified on the attached Schedule '2' as being subject to **EXCEPTION 3** provided however, that all the other provisions of the Morningside Heights Community Zoning By-law, as amended, not inconsistent with this Exception shall continue to apply.

10. **SCHEDULE "C" EXCEPTIONS LIST** is further amended by the addition of the following, **EXCEPTION 5** provided however, that all the other provisions of Morningside Heights Community Zoning By-law, as amended, not inconsistent with this Exception shall continue to apply:

4. On the lands identified as **EXCEPTION 5** on the accompanying Schedule "C" map, the following provision shall apply:

- (a) for those lands as shown on the attached Schedule '3', **CLAUSE IV- DEFINITIONS, Lot Line, Front** of the By-law shall not apply.

SCHEDULE '1'

SCHEDULE '2'

SCHEDULE '3'