

Authority: North York Community Council Item NY21.52, as adopted by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 489-2015

To amend former City of North York Zoning By-law No. 7625, as amended, with respect to the lands municipally known as 183 Finch Avenue West.

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. 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 is amended by adding the following subsection:

"64.23 (137) C1 (137)

PERMITTED USES

In addition to the uses permitted by the R4 zone, personal service shops, business and professional medical offices shall also be permitted within the existing building.

EXCEPTION REGULATIONS

- (a) The personal service shops, business and professional offices uses may only be located on the main floor of the dwelling.
 - (b) A 2.4 metre landscape strip and 1.8 metre high opaque fence shall be provided along the south property line of the lot.
 - (c) 5 parking spaces shall be provided, wholly located at the rear of the lot."
3. Within the lands shown on Schedule C1(137) 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 water mains and sanitary sewers, and appropriate appurtenances, have been installed and are operational.

Enacted and passed on May 7, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)



